

MARKET UPDATE

New Jersey Multiple Listing Service, Inc.

MARCH 2014



NJMLS
New Jersey Multiple Listing Service, Inc.

Contents

MARKET SNAPSHOT	4
New Listings - All Categories	6
YTD New Listings by County - All Categories	7
YTD New Listings by County - Residential	7
YTD New Listings by County - Single Family	7
2013 vs. 2014 Active Listings by County	8
Average List Price by County – All Categories	9
Average List Price – All Counties	9
Average List Price by County - Residential	10
Average List Price by County – Single Family	10
New Residential Rental Listings	11
YTD New Residential Rental Listings by County	12
Average Residential Rental List Price	12
Under Contract – All Categories	13
YTD Under Contract by County - All Categories	14
YTD Under Contract by County - Residential	14
YTD Under Contract by County - Single Family	14
Under Contract by Price Range - RES	15
Under Contract by Price Range – Single Family	16
Absorption Rate (Months Inventory)	17
Absorption Rate (Months Inventory)	18
Total Units Sold – All Categories	19
YTD Sold by County - All Categories	20
YTD Sold by County - Residential	20
YTD Sold by County - Single Family	20
Total Residential Units Sold	21
Units Sold by Price Range - RES	22
Total Single Family Units Sold	23
Units Sold by Price Range – Single Family	24
Average Days on the Market by County – All Categories	25
Average Days on the Market – All Counties	25
Median Sold Price – All Categories	26
Median Sold Price by County – All Categories	27
YTD Median Sold Price – All Categories	27
Median Sold Price – Residential	28

Median Sold Price – Single Family	29
Total Residential Rental - Units Leased	30
YTD Residential Rental Median Leased Price by County	38
Other Market Indicators	39
Monthly Open House Count	40
Keybox Showings	40
NJMLS.com Hits	41

MARKET SNAPSHOT

New Listings	MARCH 2014	MARCH 2013	Prior Year % Change		FEBRUARY 2014	Prior Month % Change		Page
New Listings Monthly	3989	3590	11.1%	↑	2500	59.6%	↑	6
YTD New Listings – All Categories	9404	9657	-2.6%	↓	n/a			7
YTD New Listings – Residential	6383	6608	-3.4%	↓	n/a			7
YTD New Listings – Single Family	3961	4123	-3.9%	↓	n/a			7
Active Listings Monthly – at end of month	11542	12599	-8.4%	↓	10987	5.1%	↑	8
Average List Price Monthly	\$ 546,209	\$ 541,164	0.9%	↑	\$ 528,296	3.4%	↑	9
New Rental Listings Monthly	859	784	9.6%	↑	600	43.2%	↑	11
Average Rental List Price Monthly	\$ 2,250	\$ 2,249	0.0%		\$ 2,239	0.5%	↑	12
Under Contracts	MARCH 2014	MARCH 2013	Prior Year % Change		FEBRUARY 2014	Prior Month % Change		Page
Total Under Contract Monthly	1539	1690	-8.9%	↓	1133	35.8%	↑	13
YTD Under Contract – All Categories	3741	4208	-11.1%	↓	n/a			14
YTD Under Contract – Residential	3649	4097	-10.9%	↓	n/a			14
YTD Under Contract – Single Family	2231	2622	-14.9%	↓	n/a			14
Absorption Rate (Months Inventory)	MARCH 2014	MARCH 2013	Prior Year % Change		FEBRUARY 2014	Prior Month % Change		Page
- All Categories	7.5	8.3	-9.6%	↓	9.5	-21.1%	↓	17
- Residential	5.5	6.2	-11.3%	↓	6.8	-19.1%	↓	17
- Single Family	5.2	5.6	-7.1%	↓	6.6	-21.2%	↓	18
- Condo/Coop/Townhouse	5.3	7.1	-25.4%	↓	6.1	-13.1%	↓	18

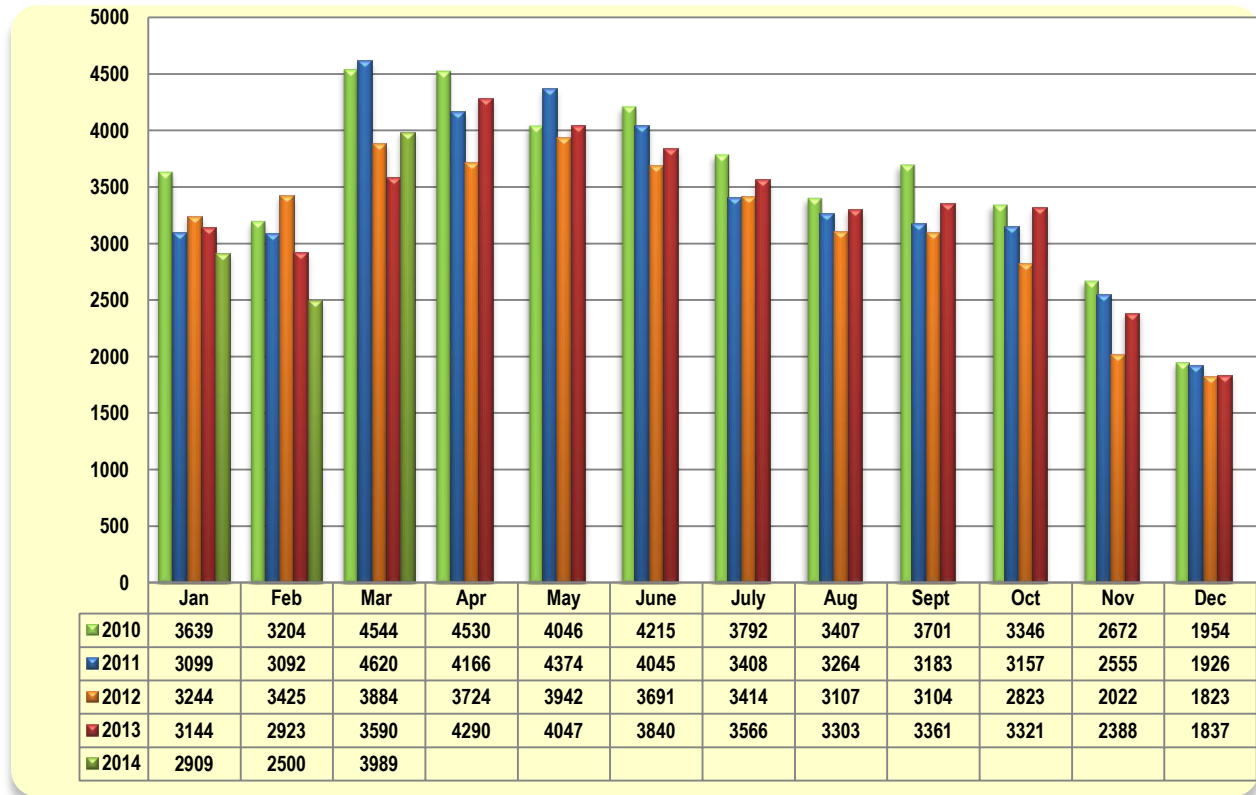
Solds	MARCH 2014	MARCH 2013	Prior Year % Change		FEBRUARY 2014	Prior Month % Change		Page
Total Sold Monthly	934	973	-4.0%	↓	743	25.7%	↑	19
YTD Solds – All Categories	2633	2643	-0.4%	↓	n/a			20
Total Sold Monthly – Residential	922	949	-2.8%	↓	713	29.3%	↑	21
YTD Solds – Residential	2566	2577	-0.4%	↓	n/a			20
Total Sold Monthly – Single Family	524	599	-12.5%	↓	446	17.5%	↑	23
YTD Solds – Single Family	1566	1601	-2.2%	↓	n/a			20
Average Days on the Market	104	117	-11.1%	↓	110	-5.5%	↓	25
Median Sold Price Monthly – All Categories	\$ 332,250	\$ 325,000	2.2%	↑	\$ 350,500	-5.2%	↓	26
Median Sold Price Monthly – Residential	\$ 333,750	\$ 325,000	2.7%	↑	\$ 350,000	-4.6%	↓	28
Median Sold Price Monthly – Single Family	\$ 380,000	\$ 347,000	9.5%	↑	\$ 390,000	-2.6%	↓	29

Leased	MARCH 2014	MARCH 2013	Prior Year % Change		FEBRUARY 2014	Prior Month % Change		Page
Total Leased	611	652	-6.3%	↓	496	23.2%	↑	30
YTD Leased Price by County	\$ 1,800	\$ 1,850	-2.7%	↓	n/a			30

Other Market Indicators	MARCH 2014	MARCH 2013	Prior Year % Change		FEBRUARY 2014	Prior Month % Change		Page
Keybox Showings	20,296	22,498	-9.8%	↓	13,589	49.4%	↑	32
Open House Counts	3137	2412	30.1%	↑	1456	115.5%	↑	32
NJMLS.com Hits	386,860	397,288	-2.6%	↓	297,831	29.9%	↑	33

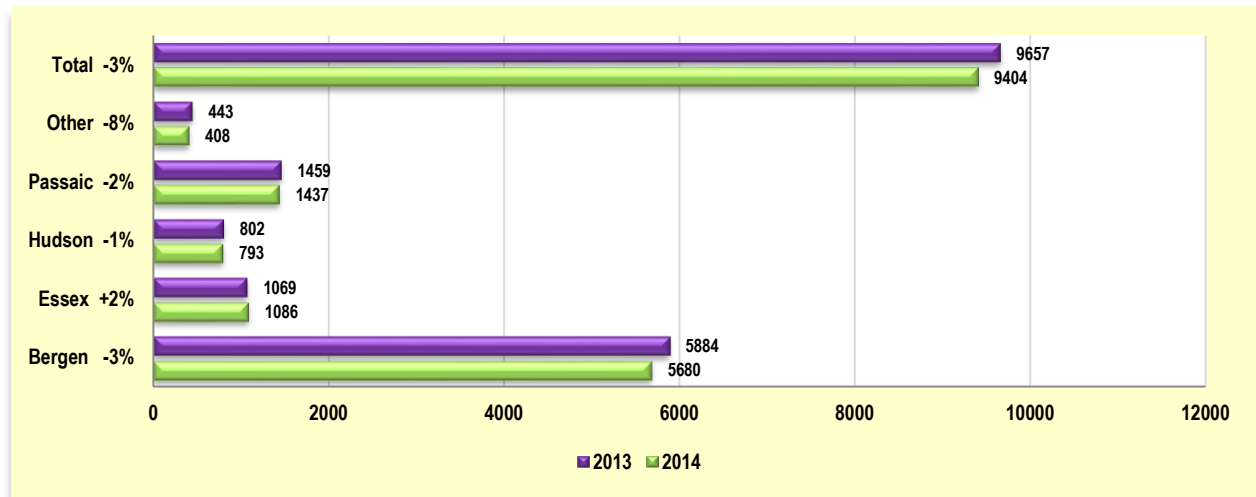
New Listings - All Categories

2010-2014



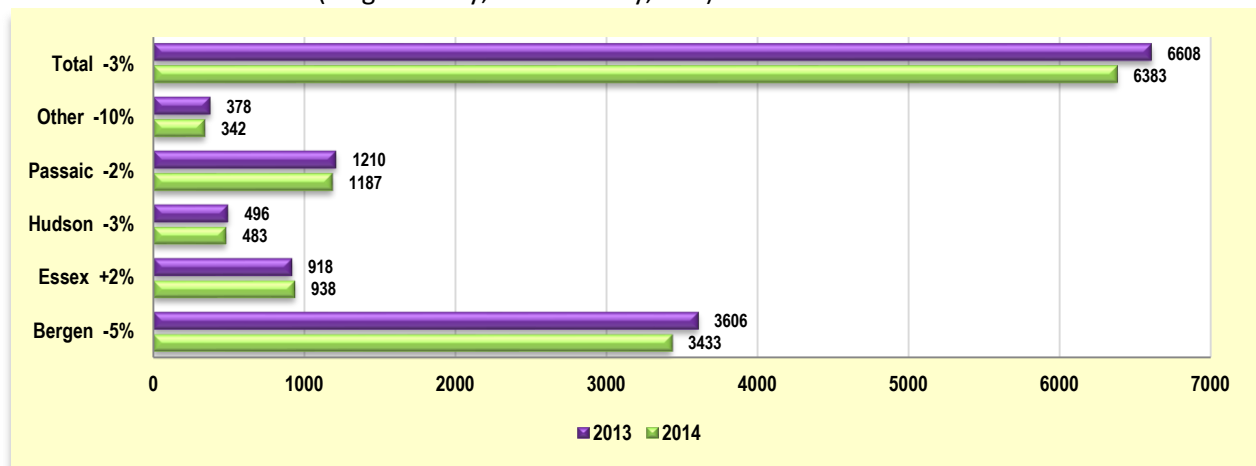
YTD New Listings by County - All Categories

As of MARCH 31st



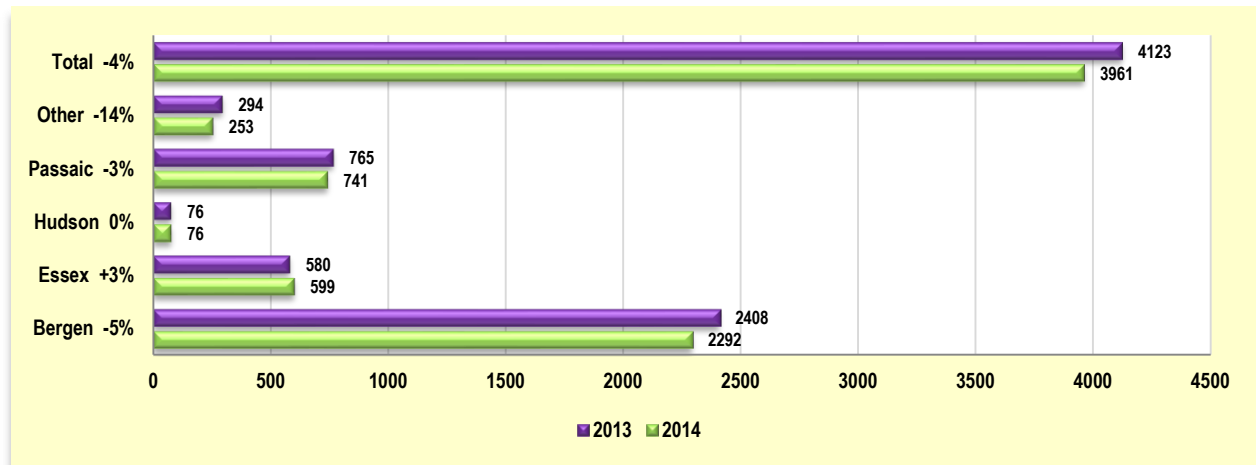
YTD New Listings by County - Residential

(Single Family, Multi-Family, CCT) - As of MARCH 31st



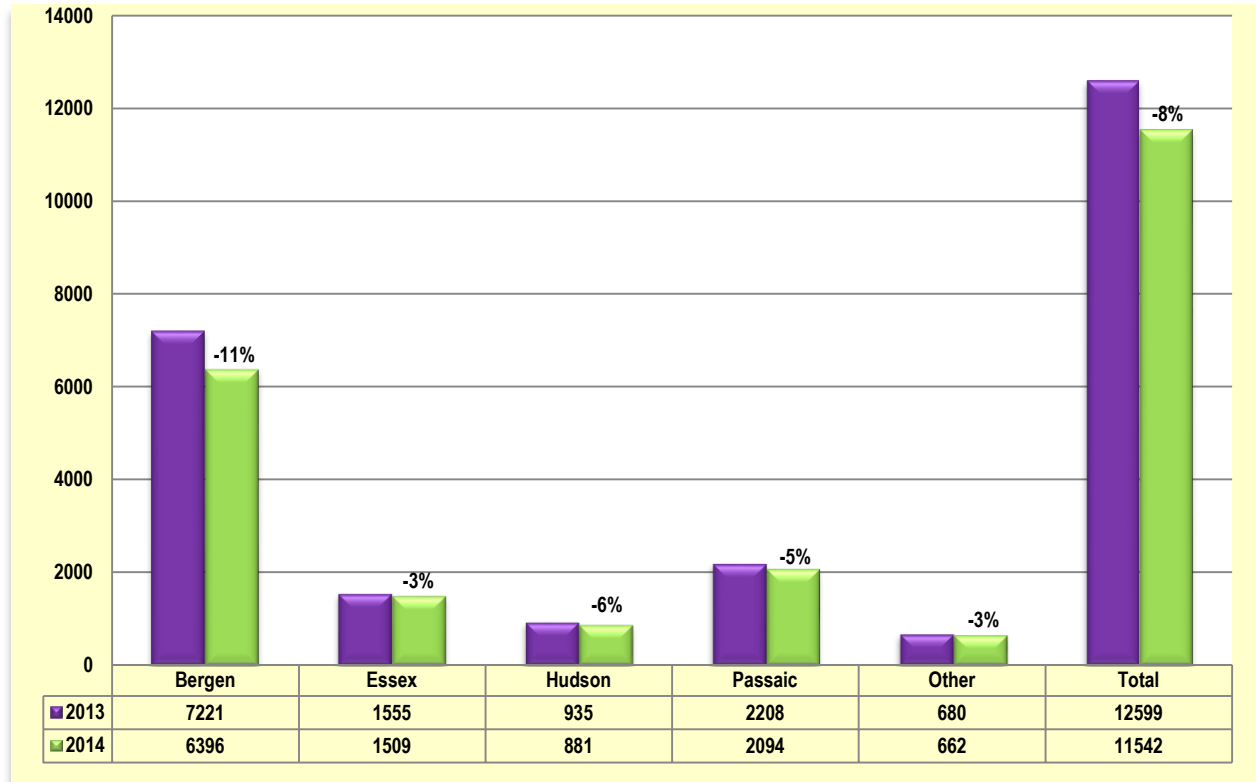
YTD New Listings by County - Single Family

As of MARCH 31st



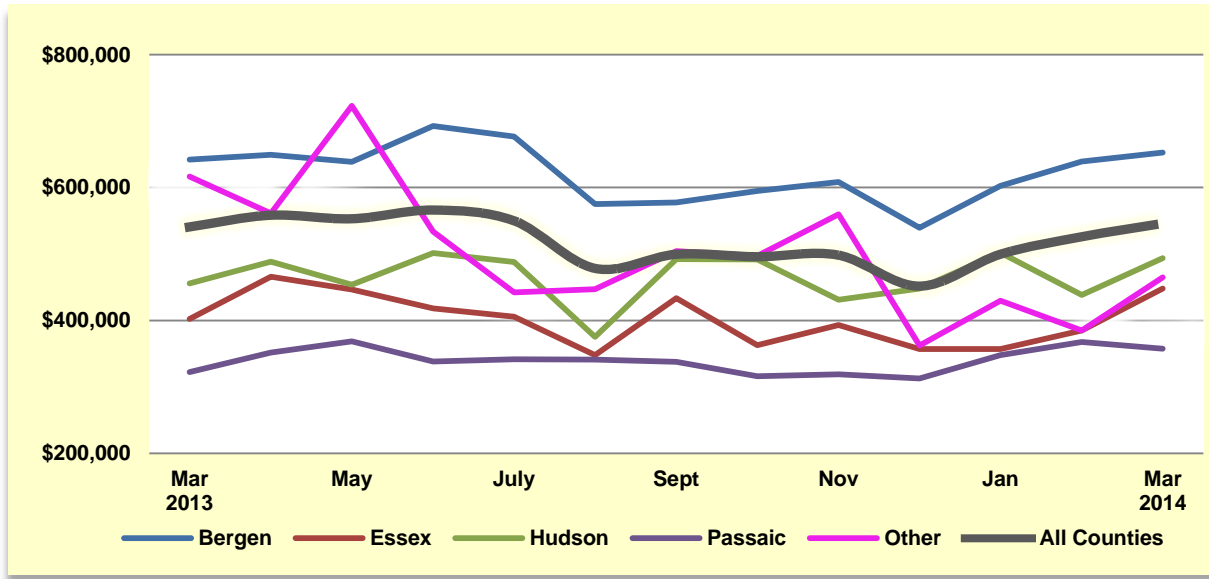
2013 vs. 2014 Active Listings by County

All Categories by County as of MARCH 31st



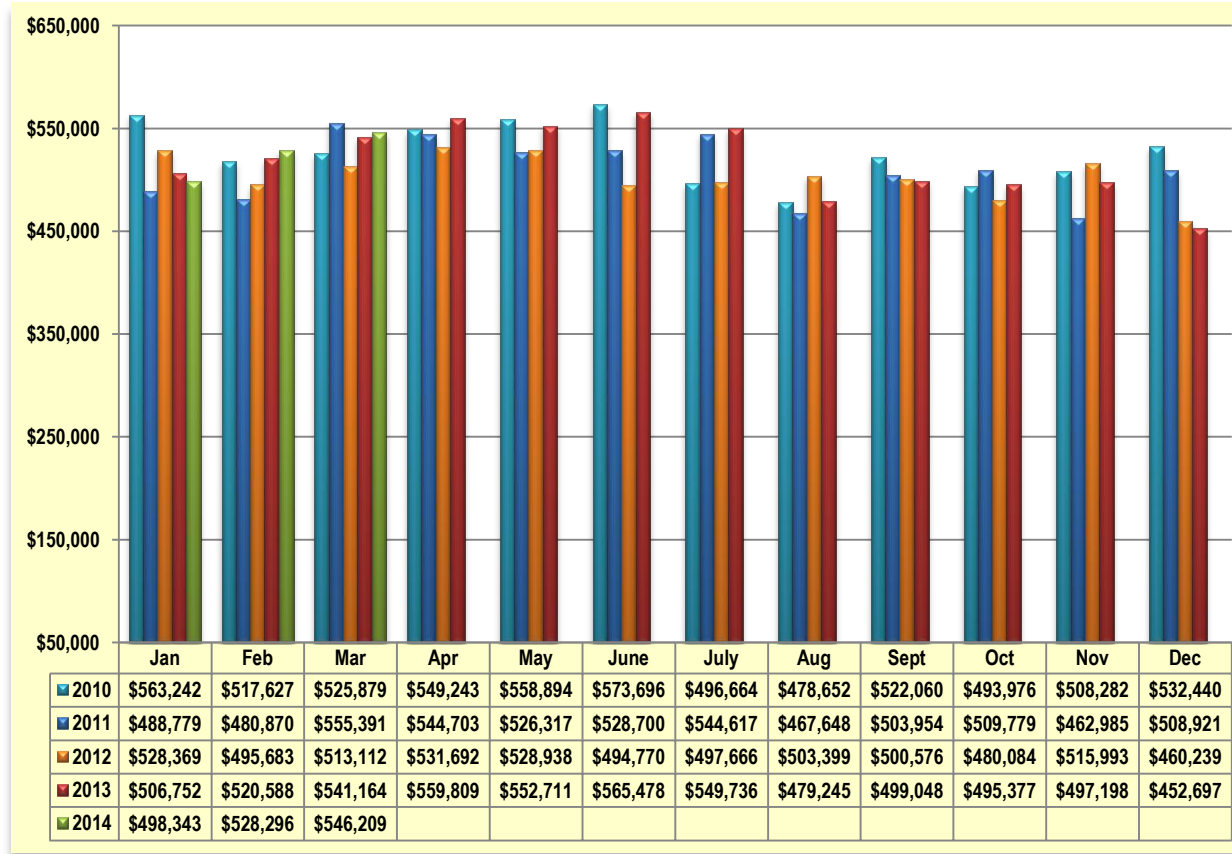
Average List Price by County – All Categories*

Past 12 Months



Average List Price – All Counties

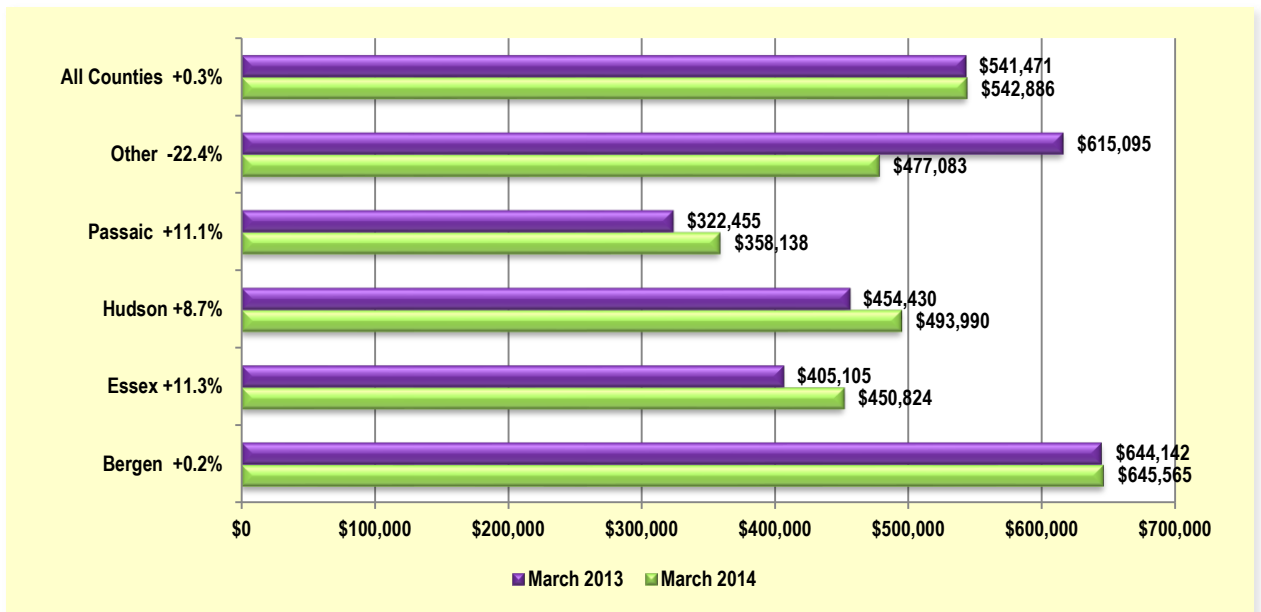
All Categories* - 2010-2014



*Excludes Commercial & Rentals

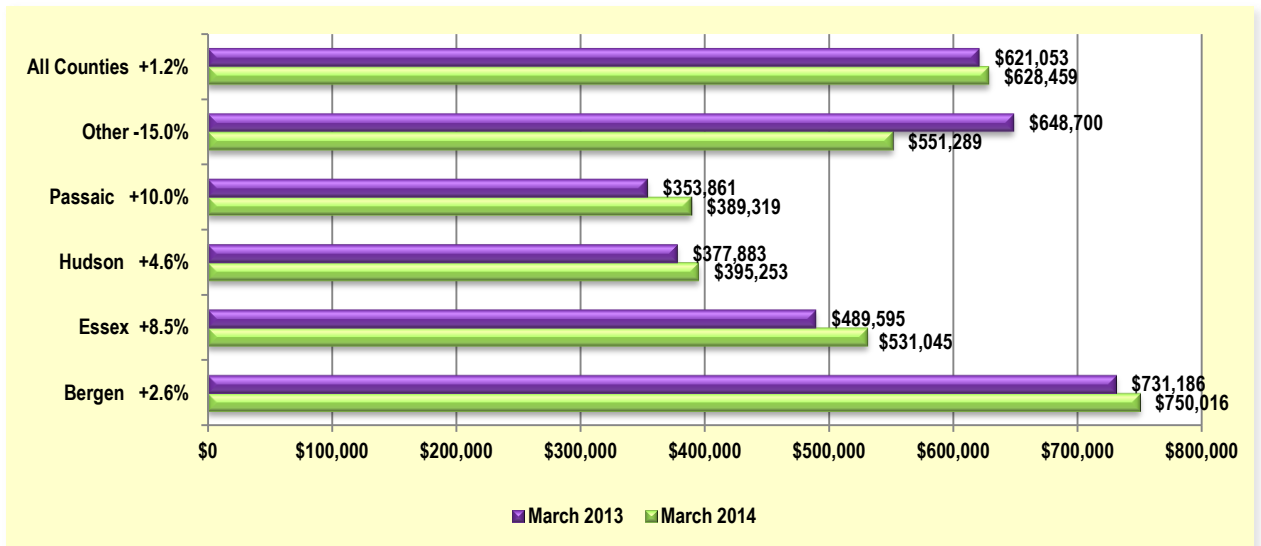
Average List Price by County - Residential

Month of MARCH



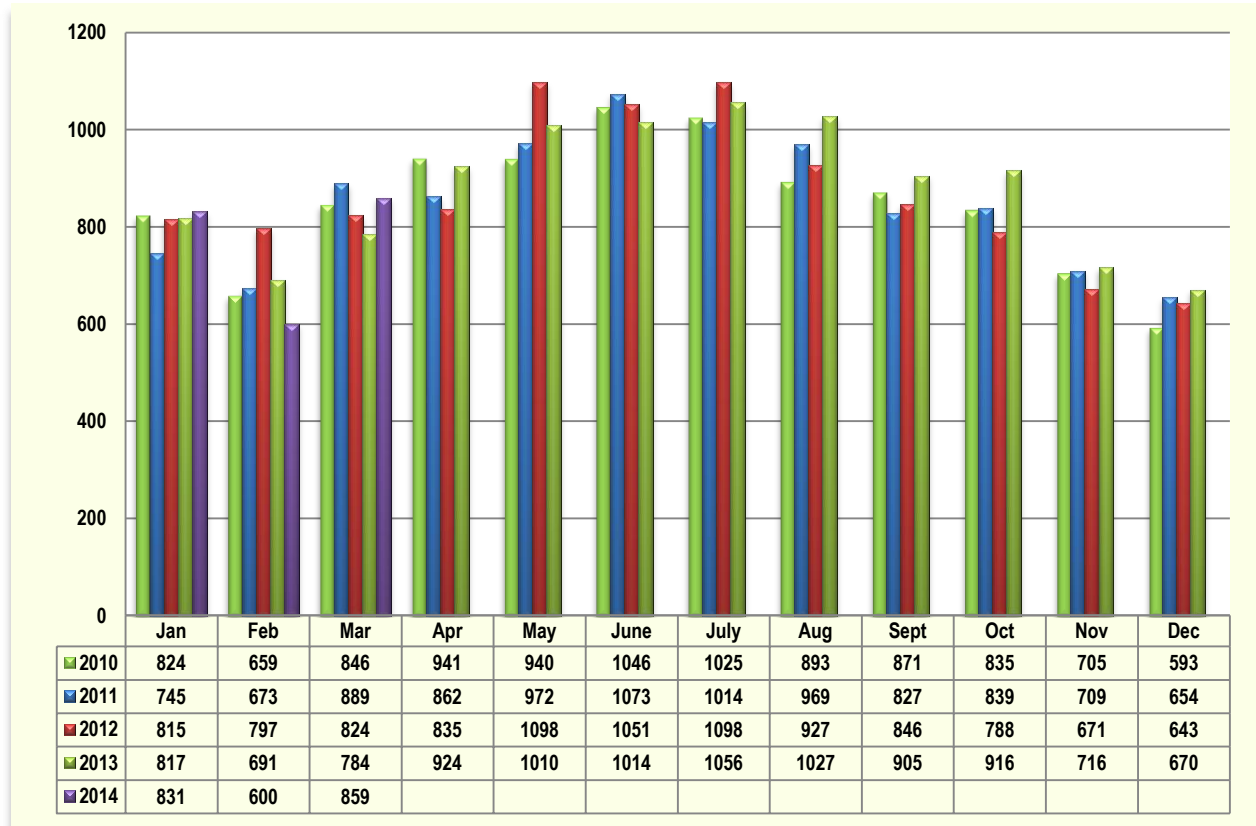
Average List Price by County – Single Family

Month of MARCH



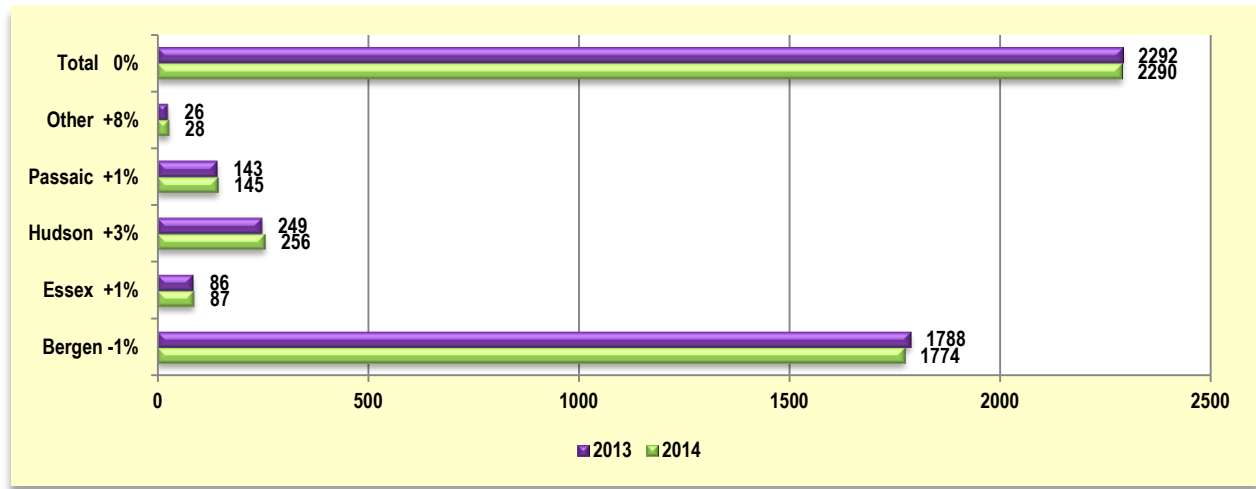
New Residential Rental Listings

2010-2014



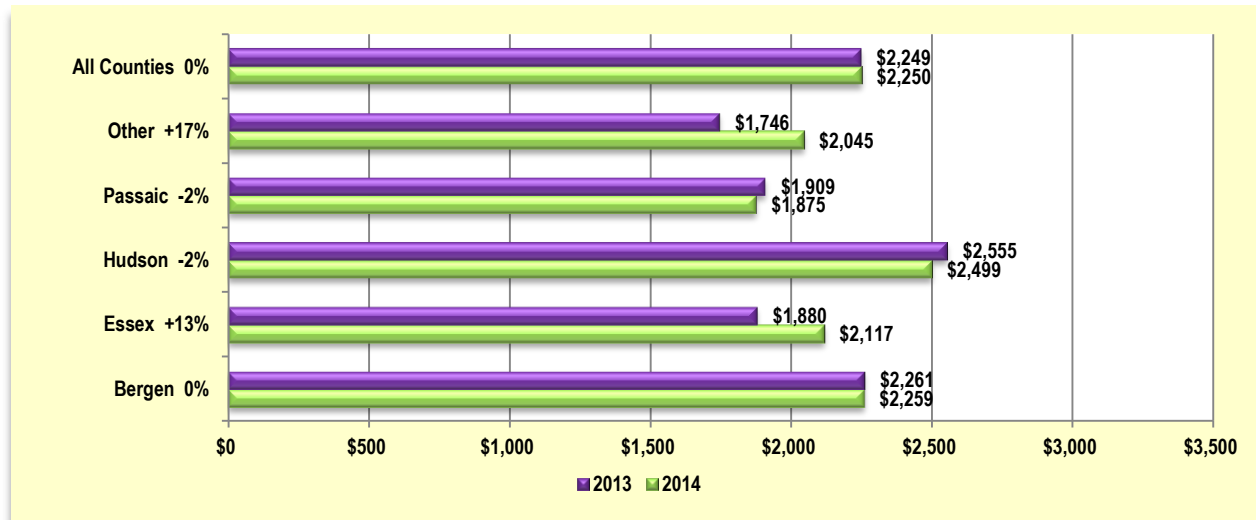
YTD New Residential Rental Listings by County

As of MARCH 31st



Average Residential Rental List Price

Month of MARCH



Under Contract – All Categories*

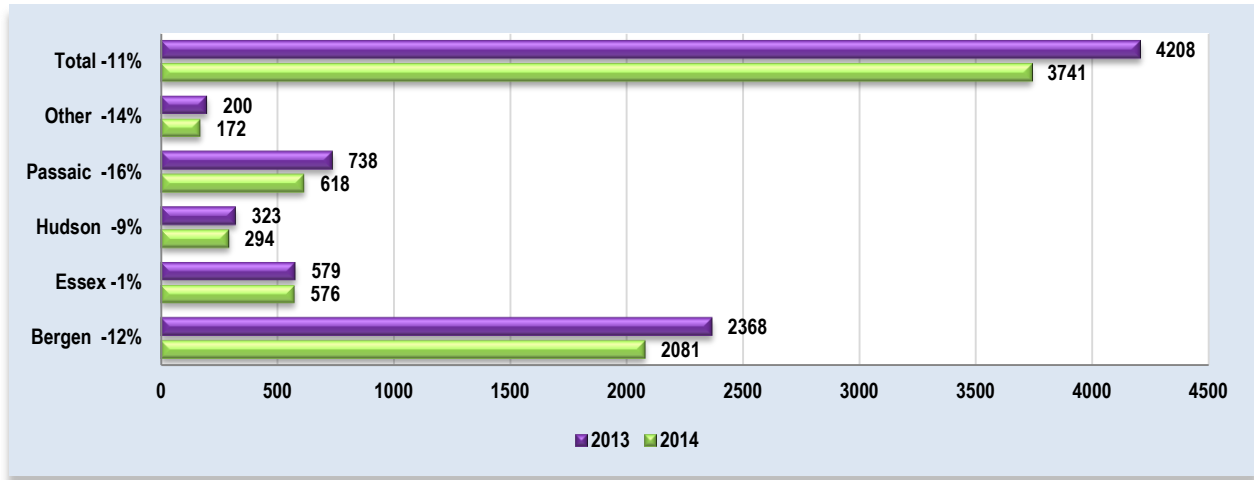
2010-2014



*Excludes Rentals

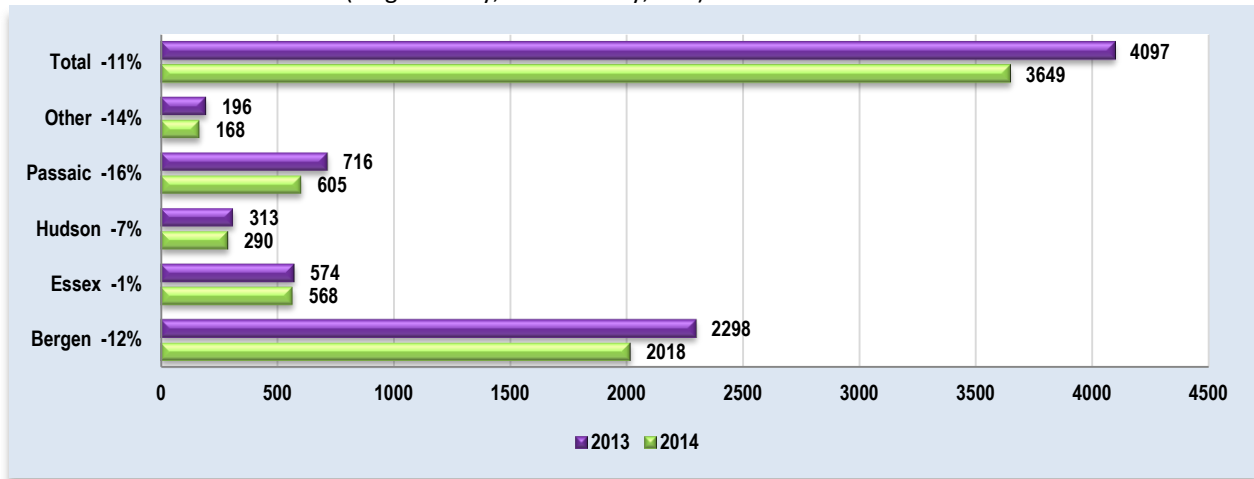
YTD Under Contract by County - All Categories*

As of MARCH 31st



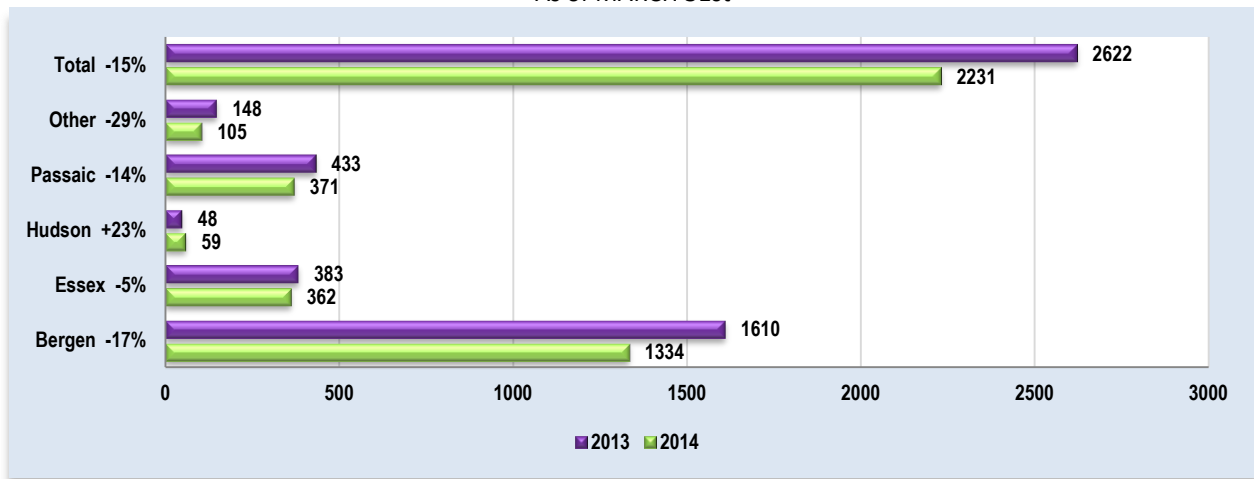
YTD Under Contract by County - Residential

(Single Family, Multi-Family, CCT) - As of MARCH 31st



YTD Under Contract by County - Single Family

As of MARCH 31st



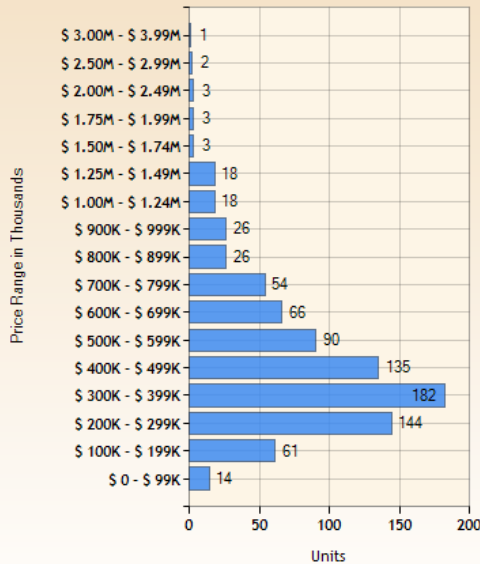
*Excludes Rentals

Under Contract by Price Range - RES

(Single Family, Multi-Family, CCT) – MARCH 2014

Bergen

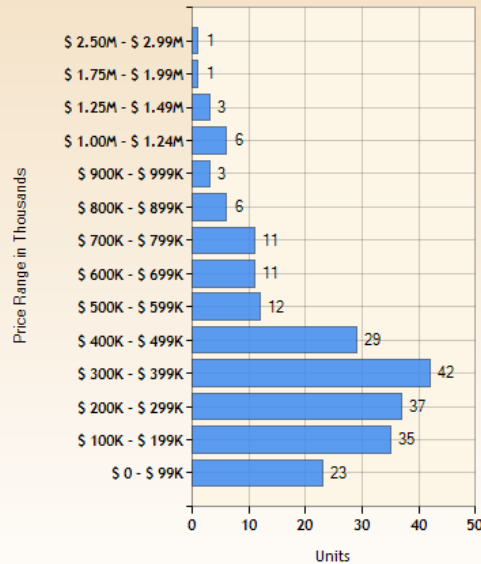
Units per Price Range



Information herein deemed reliable but not guaranteed. 4/8/2014
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Essex

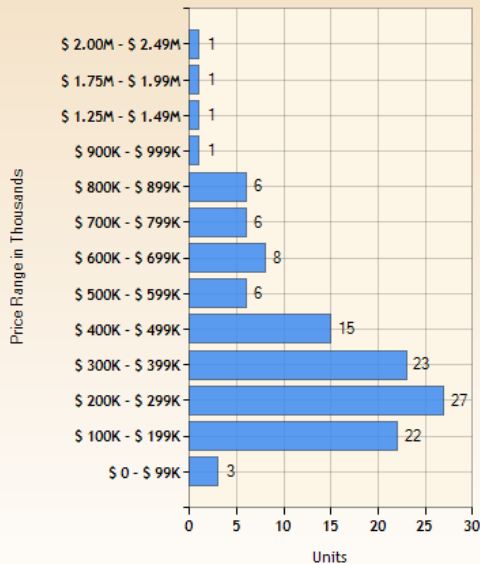
Units per Price Range



Information herein deemed reliable but not guaranteed. 4/8/2014
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Hudson

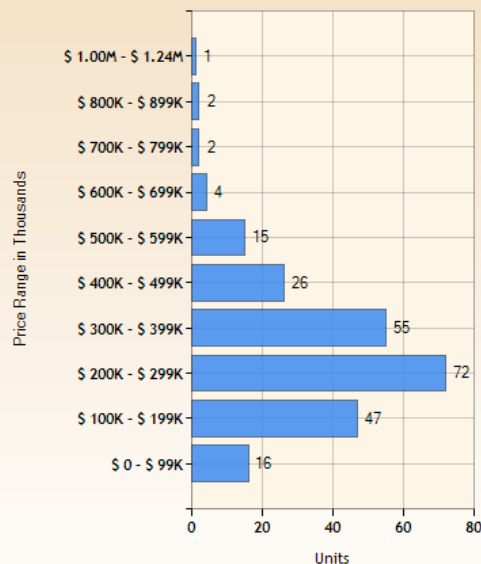
Units per Price Range



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Passaic

Units per Price Range

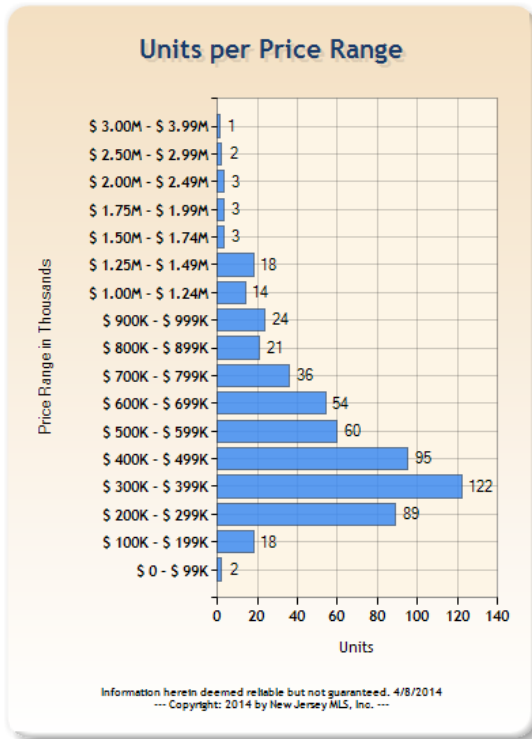


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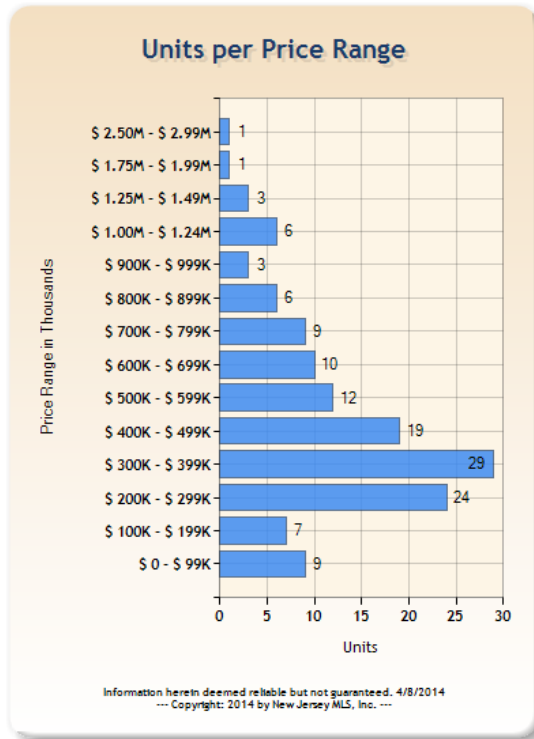
Under Contract by Price Range – Single Family

MARCH 2014

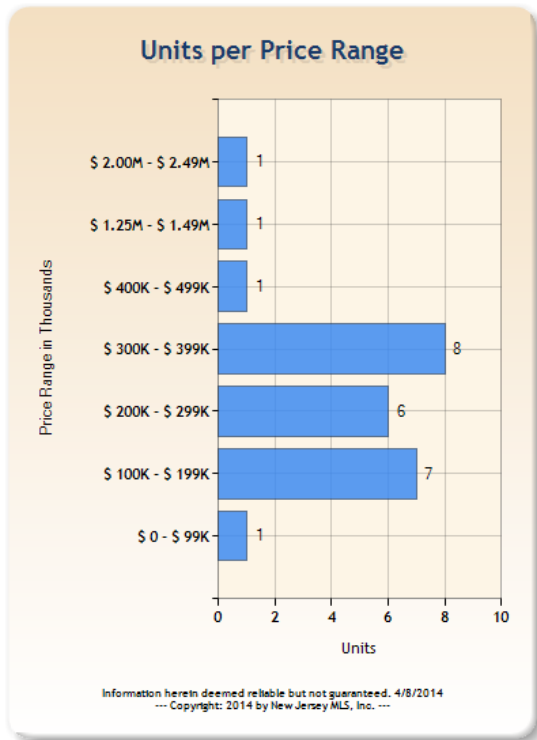
Bergen



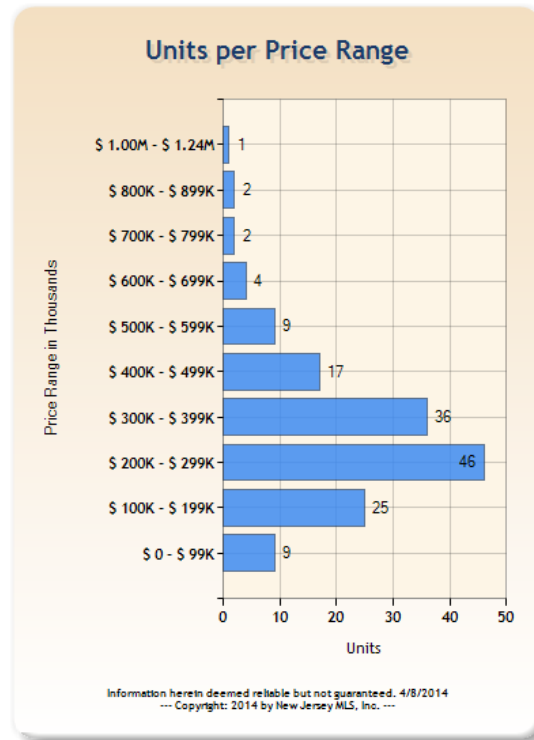
Essex



Hudson



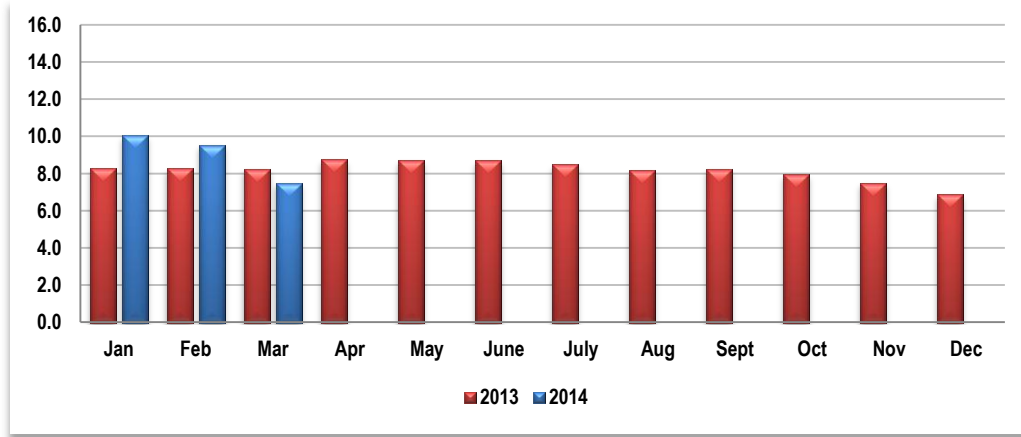
Passaic



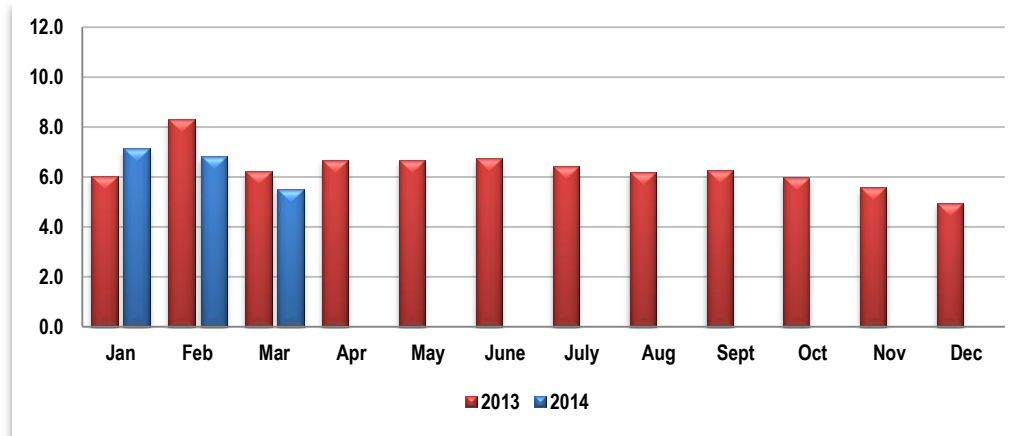
Absorption Rate (Months Inventory)

As of MARCH 31st
 (Calculated using current actives divided by the 12 month average UC.)

All Categories – 7.5 Months (All Categories except Rental)



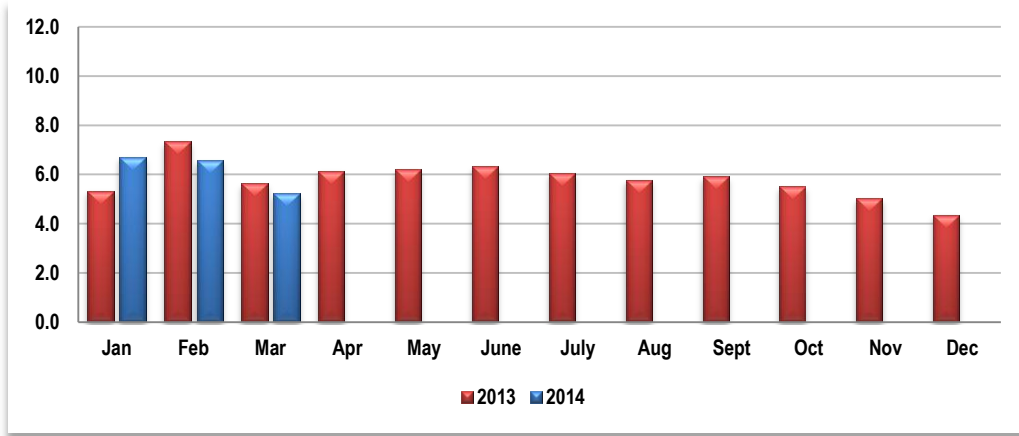
Residential – 5.5 Months (Single Family, Multi-Family, CCT)



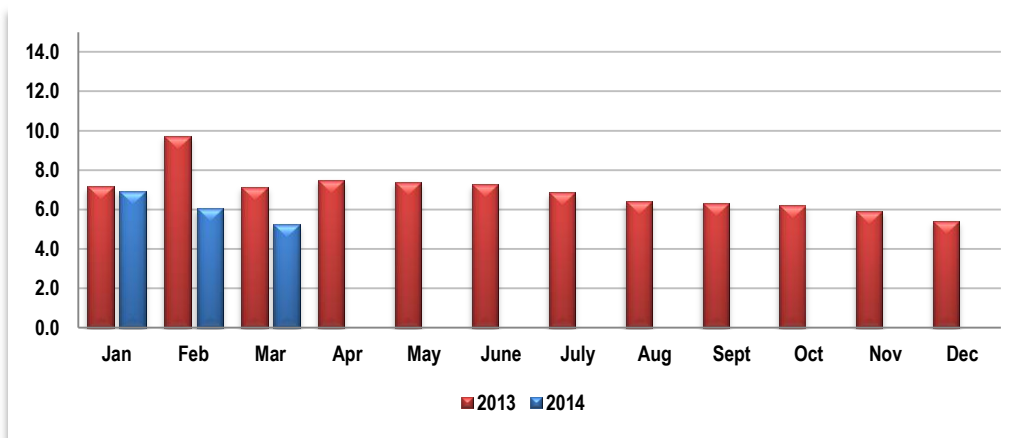
Absorption Rate (Months Inventory)

As of MARCH 31st
 (Calculated using current actives divided by the 12 month average UC.)

Single Family – 5.2 Months

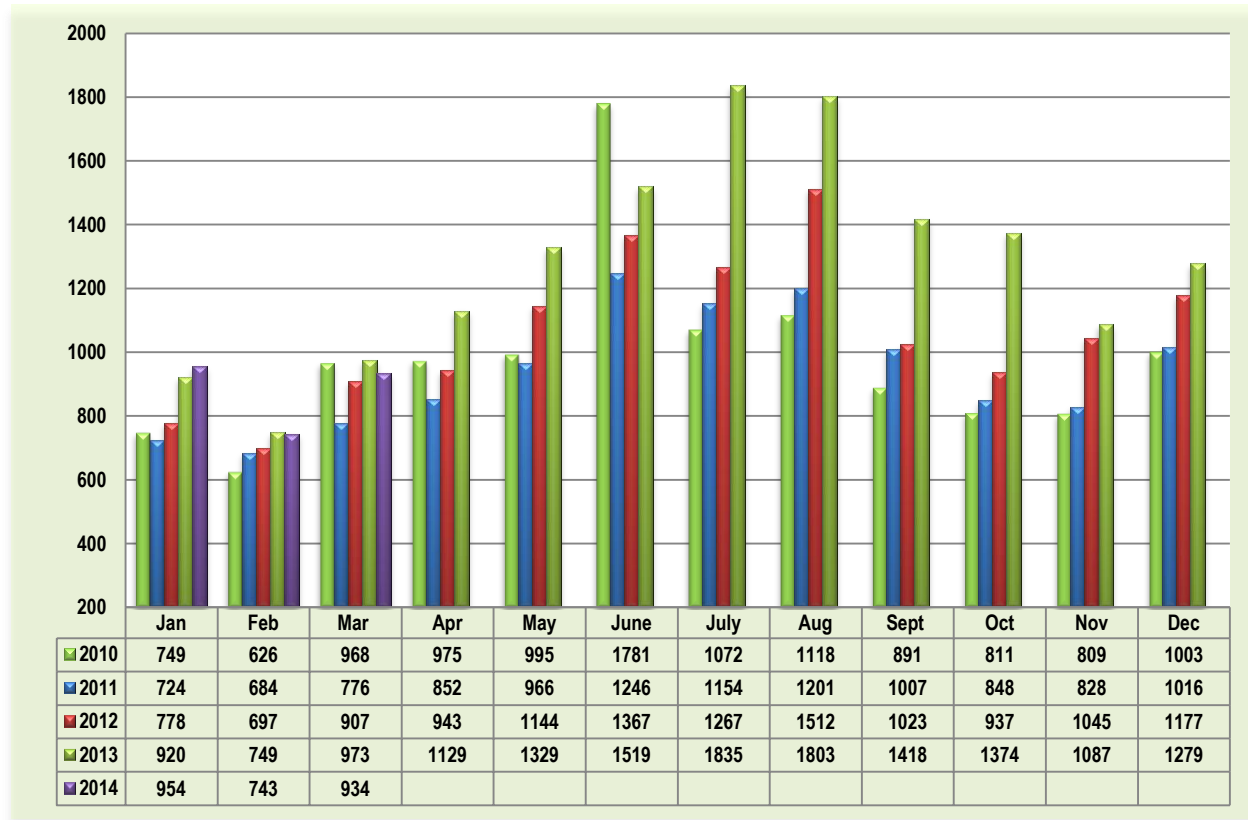


Condo/Co-op/Townhouse – 5.3 Months



Total Units Sold – All Categories*

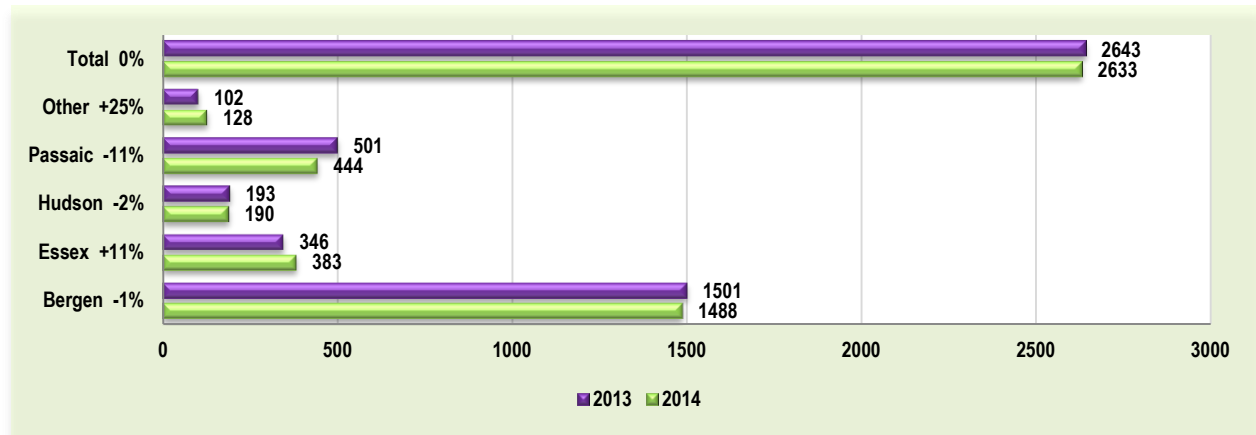
All Categories 2010-2014



*Excludes Rentals

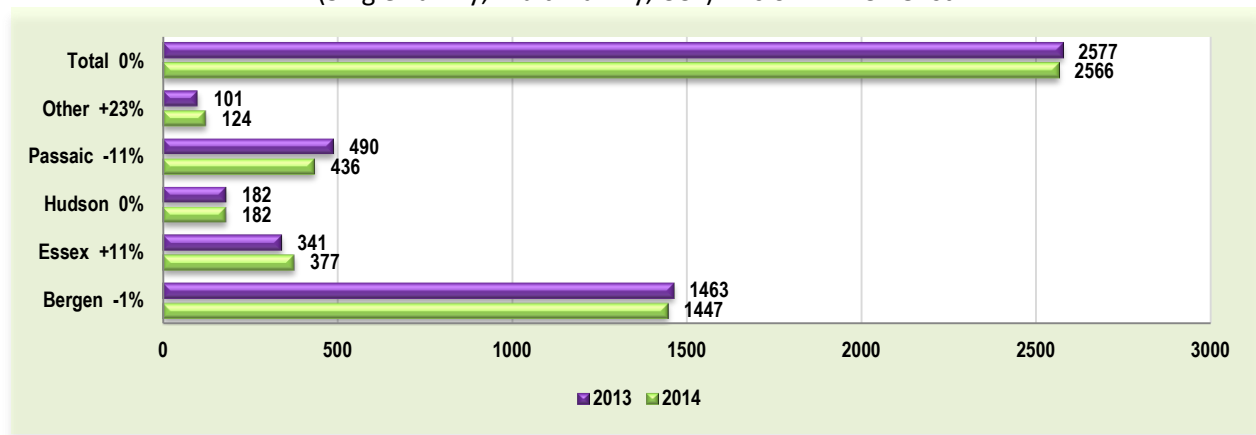
YTD Sold by County - All Categories*

As of MARCH 31st



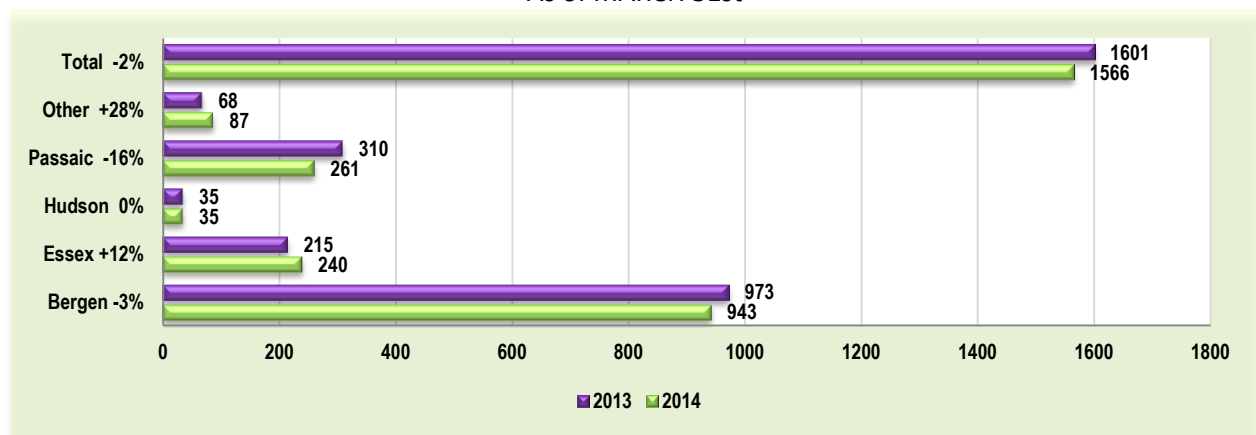
YTD Sold by County - Residential

(Single Family, Multi-Family, CCT) - As of MARCH 31st



YTD Sold by County - Single Family

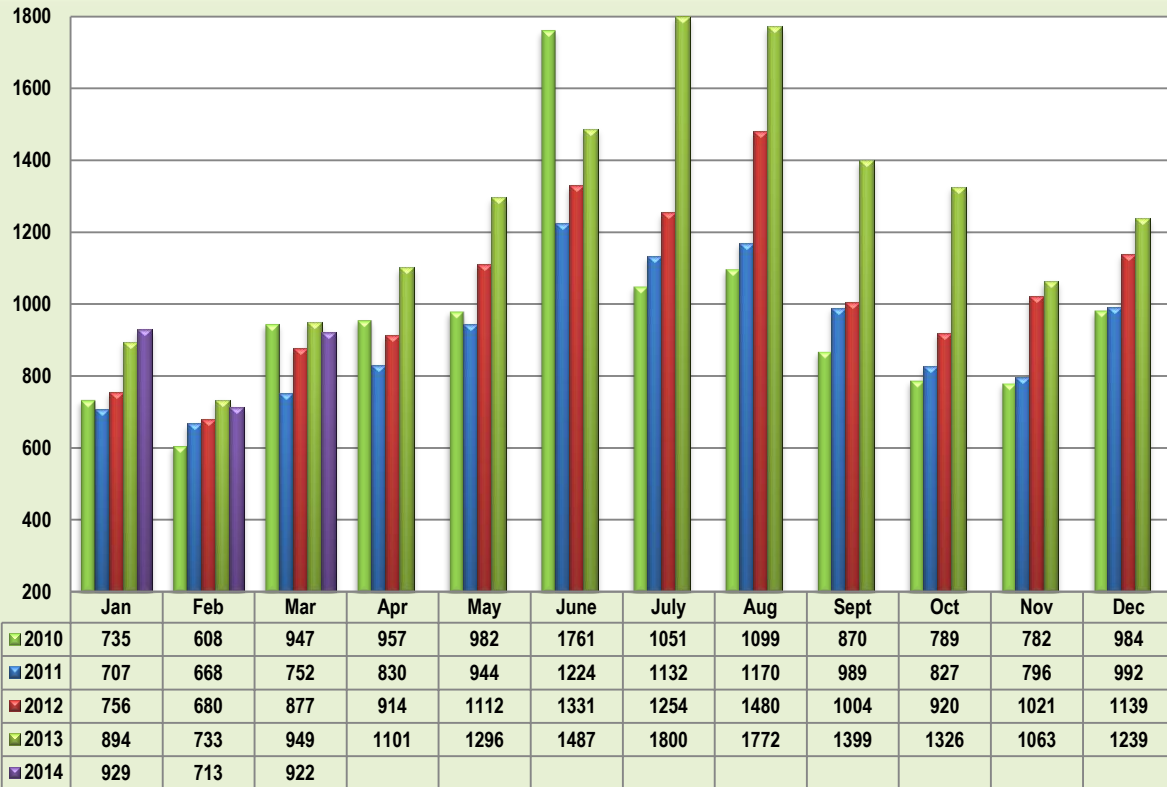
As of MARCH 31st



*Excludes Rentals

Total Residential Units Sold

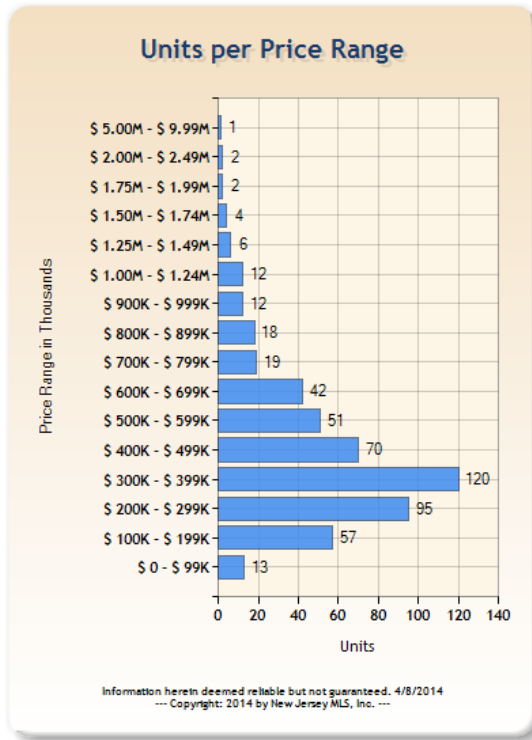
2010-2014



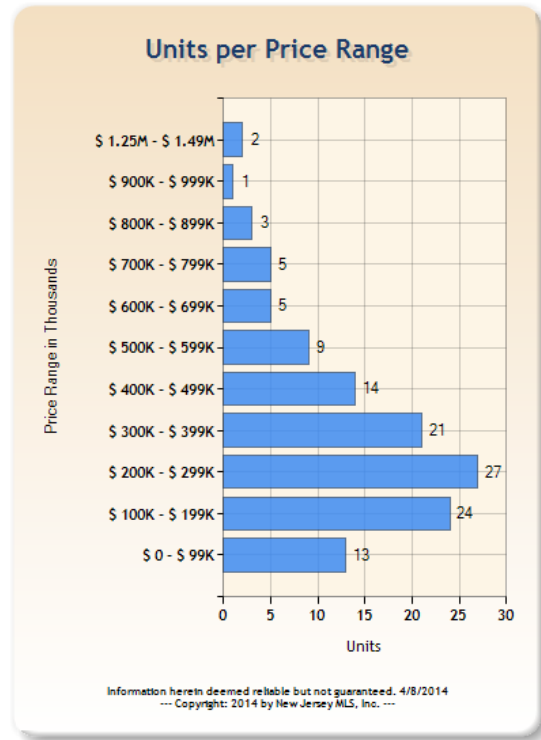
Units Sold by Price Range - RES

(Single Family, Multi-Family, CCT) – MARCH 2014

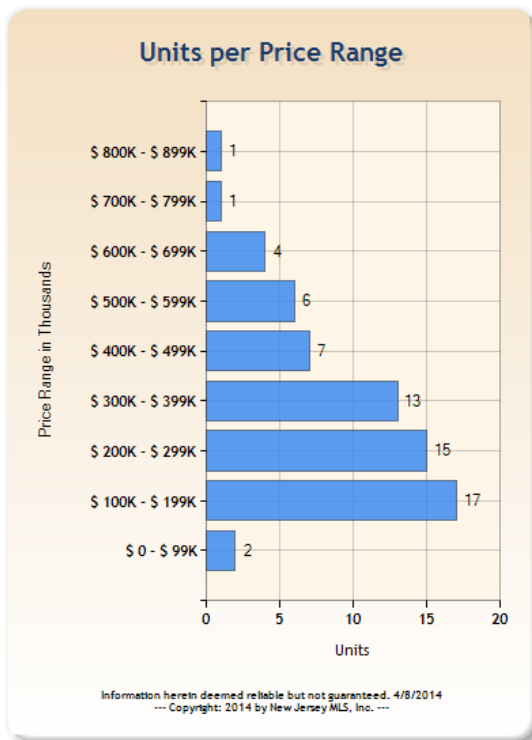
Bergen



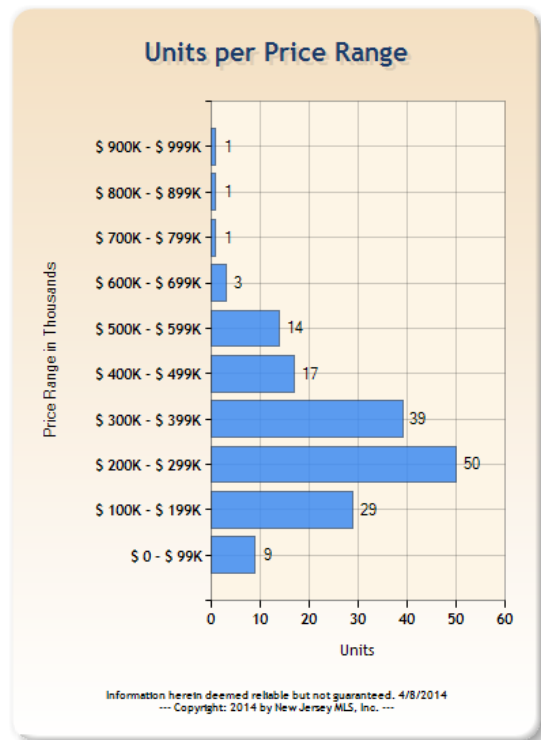
Essex



Hudson

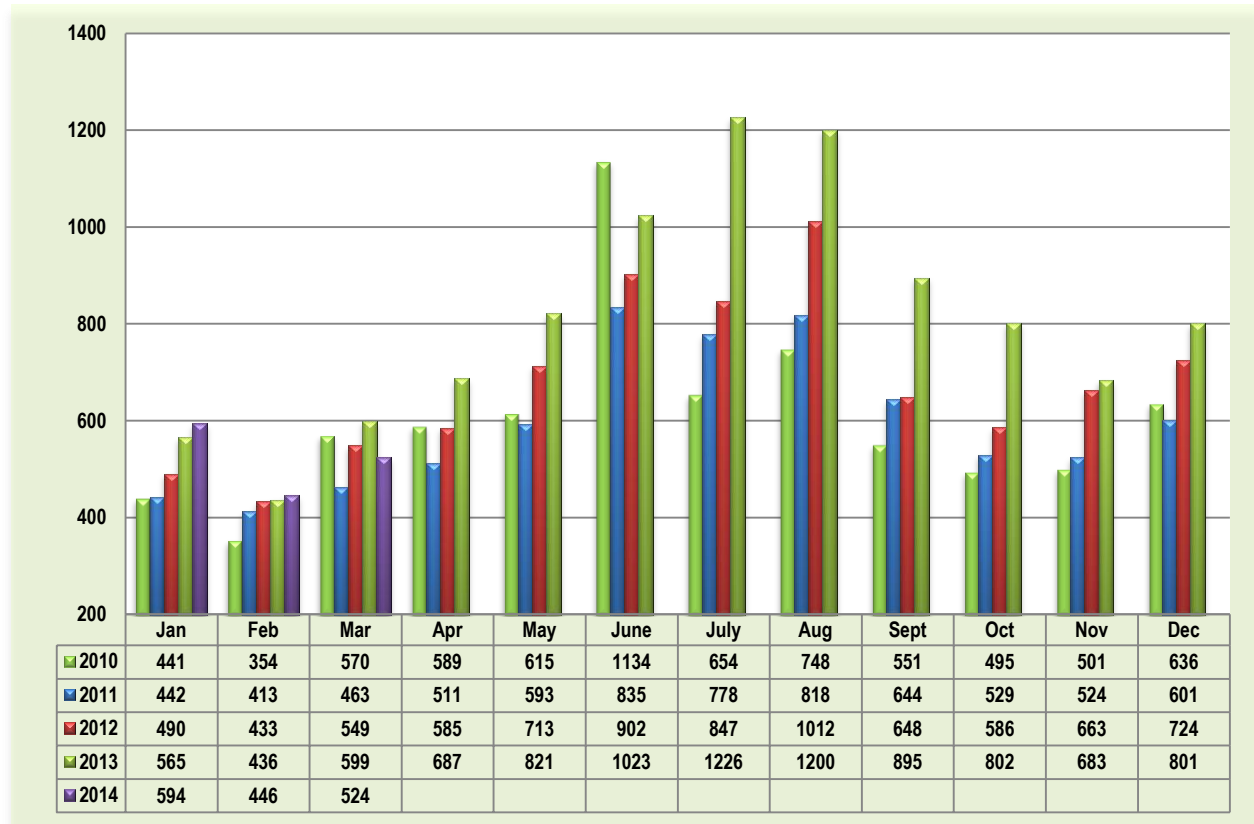


Passaic



Total Single Family Units Sold

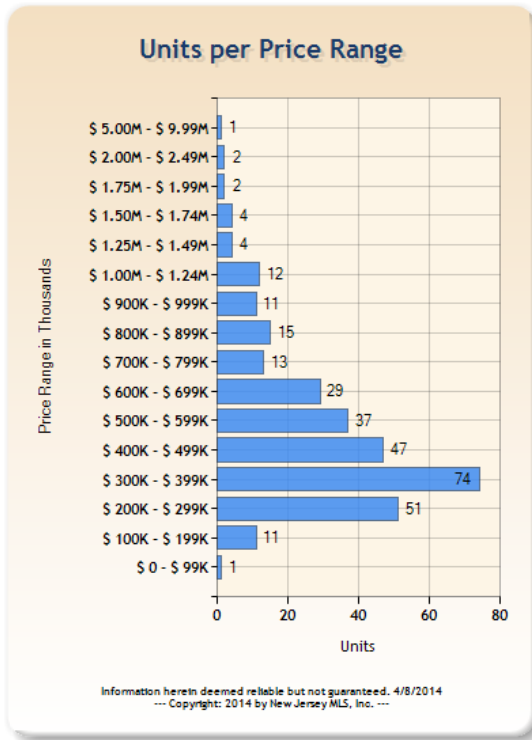
2010-2014



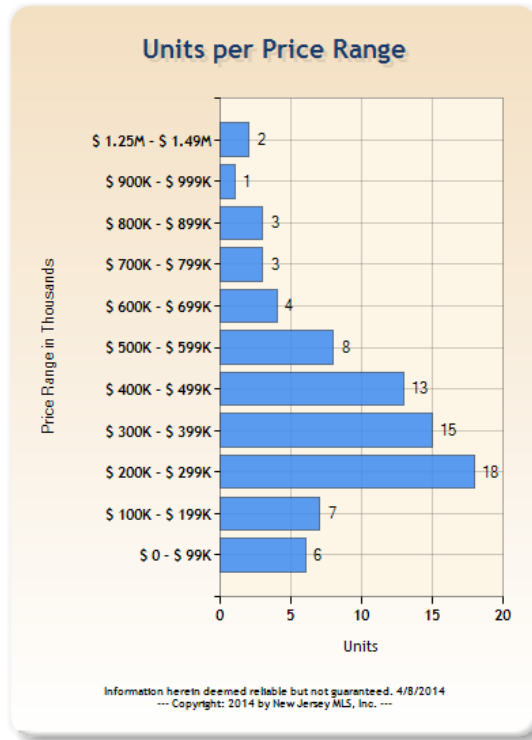
Units Sold by Price Range – Single Family

MARCH 2014

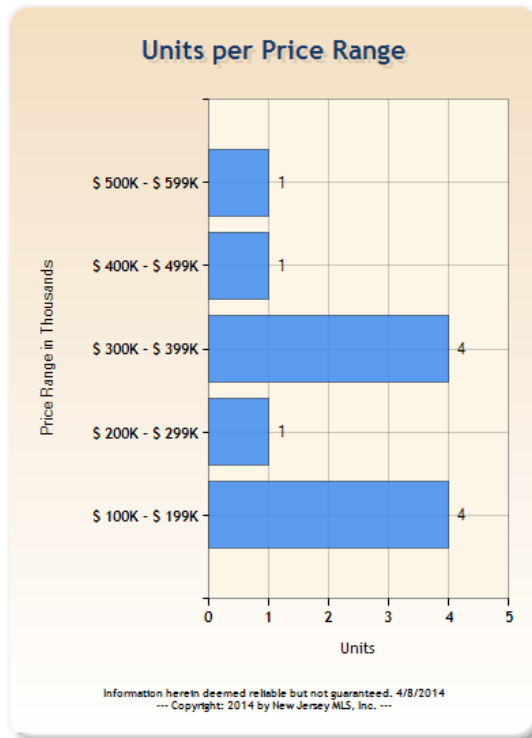
Bergen



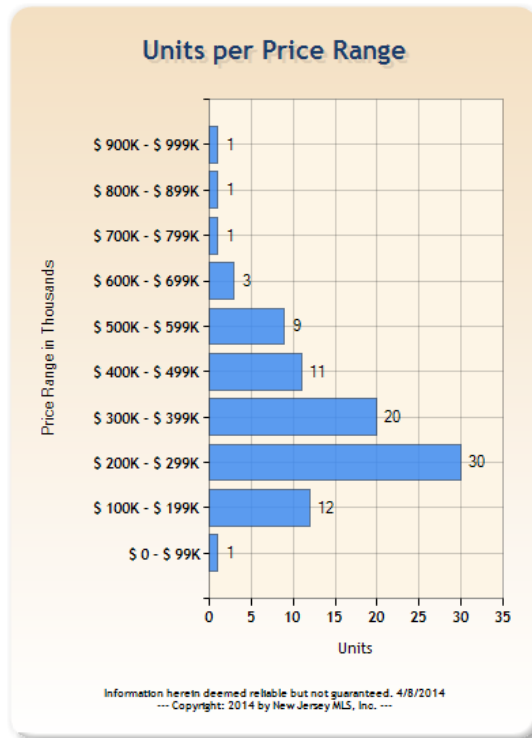
Essex



Hudson

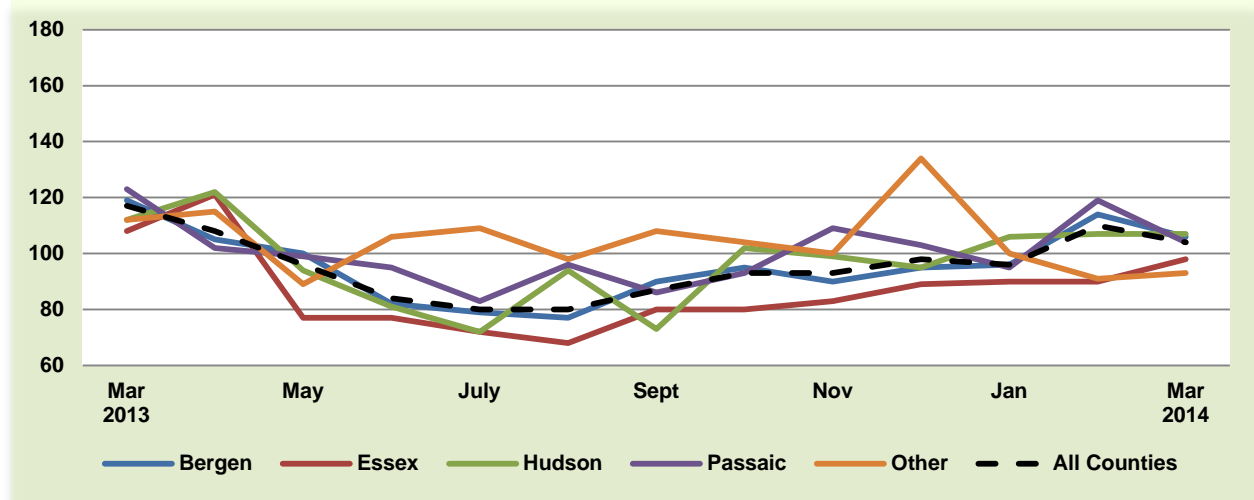


Passaic



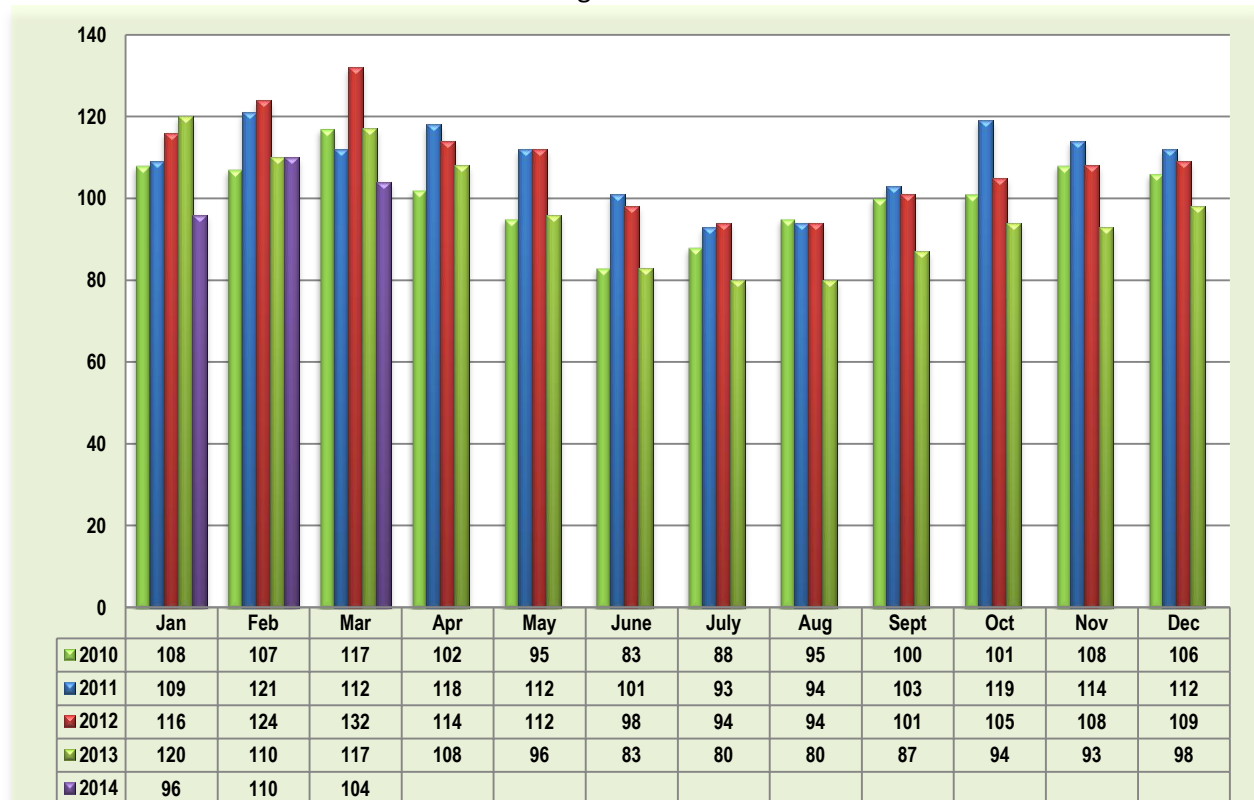
Average Days on the Market by County – All Categories

Past 12 Months



Average Days on the Market – All Counties

All Categories 2010-2014

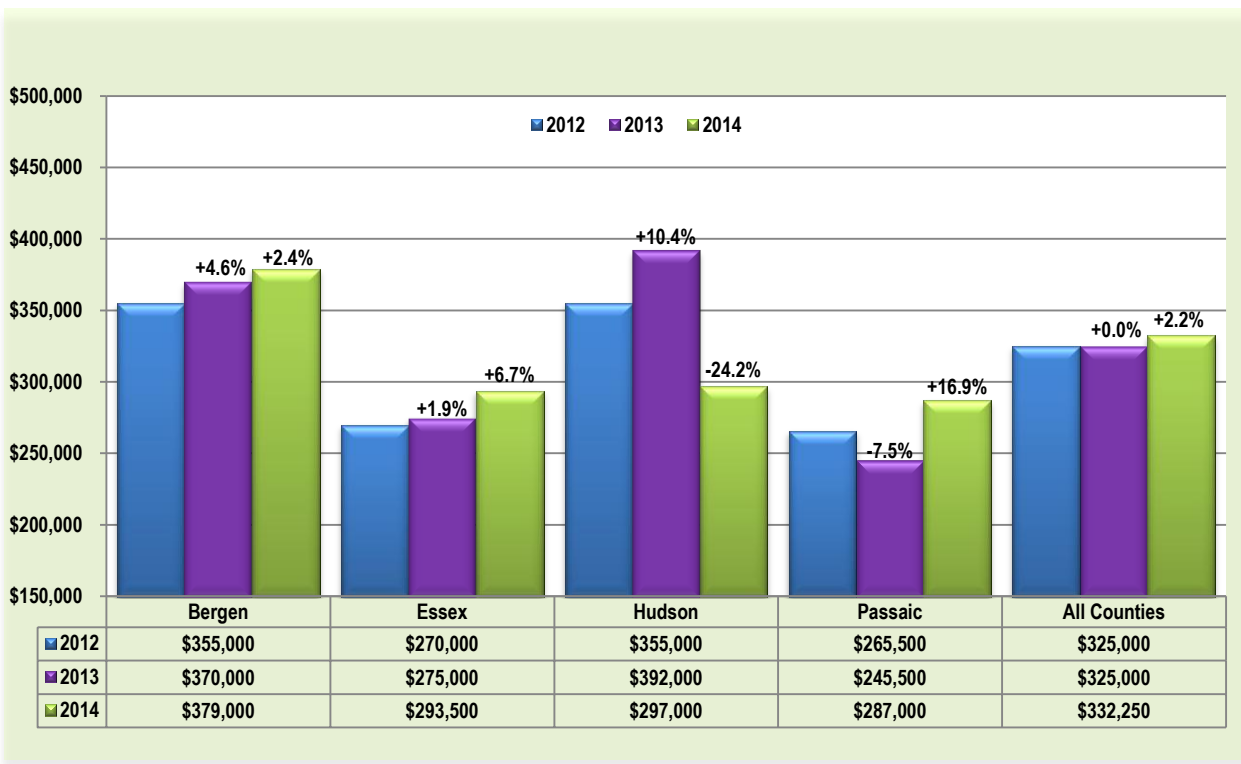


Median Sold Price – All Categories*

2010-2014



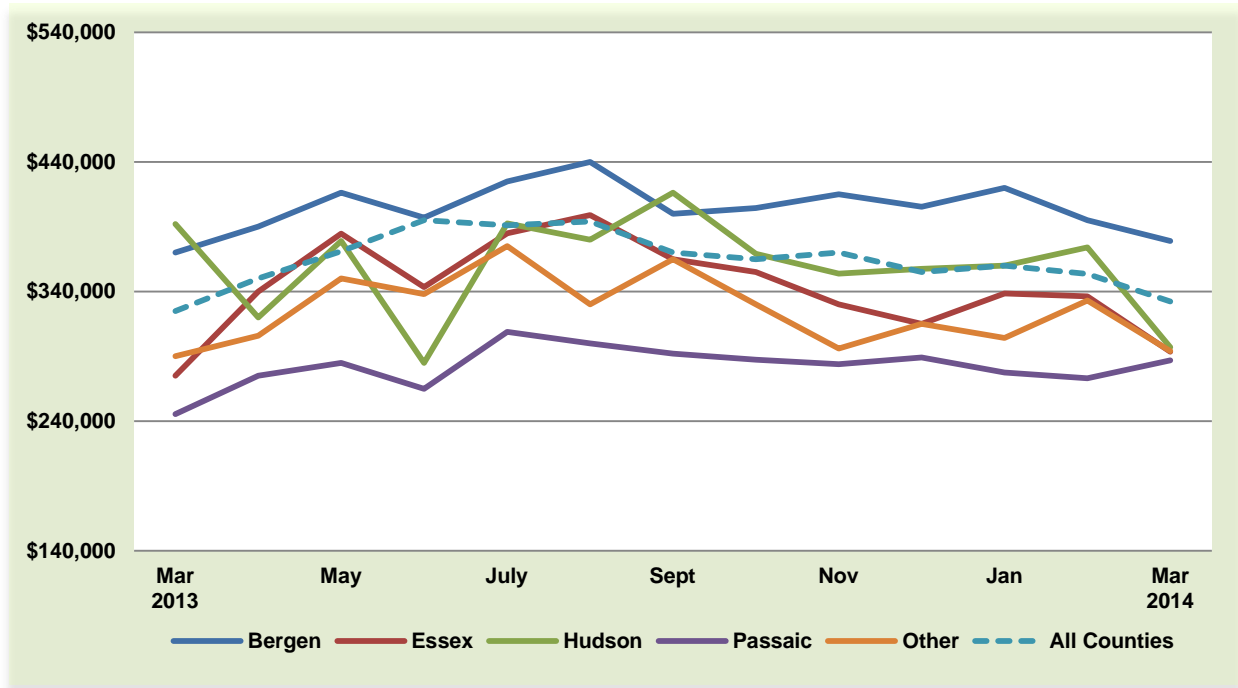
Month of MARCH



*Excludes Rentals

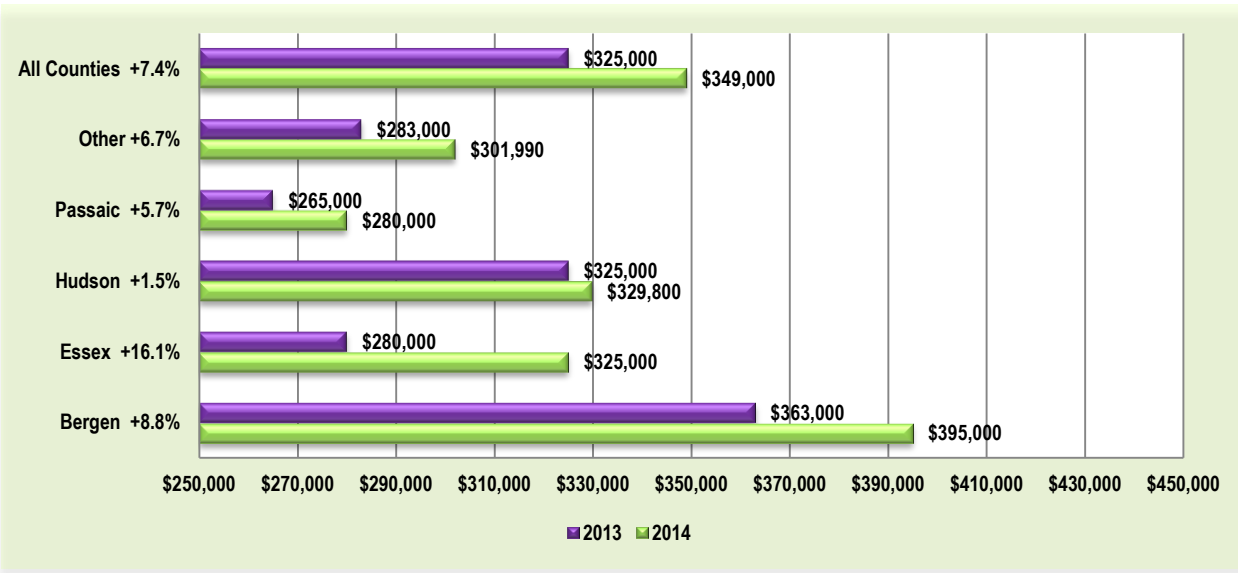
Median Sold Price by County – All Categories*

Past 12 months



YTD Median Sold Price – All Categories*

2013 vs. 2014 - As of MARCH 31st

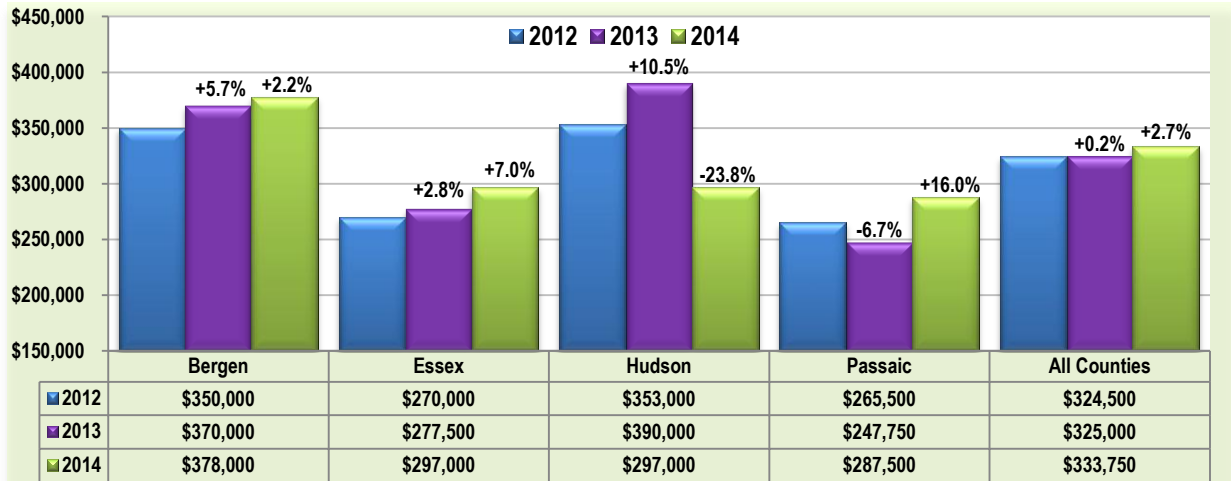


*Excludes Rentals

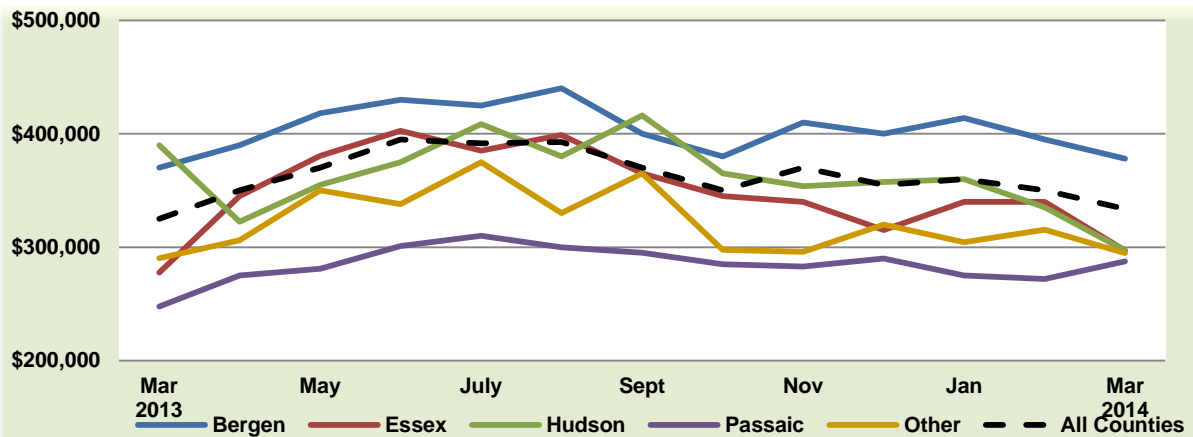
Median Sold Price – Residential

(Single Family, CCT, Multi-Family)

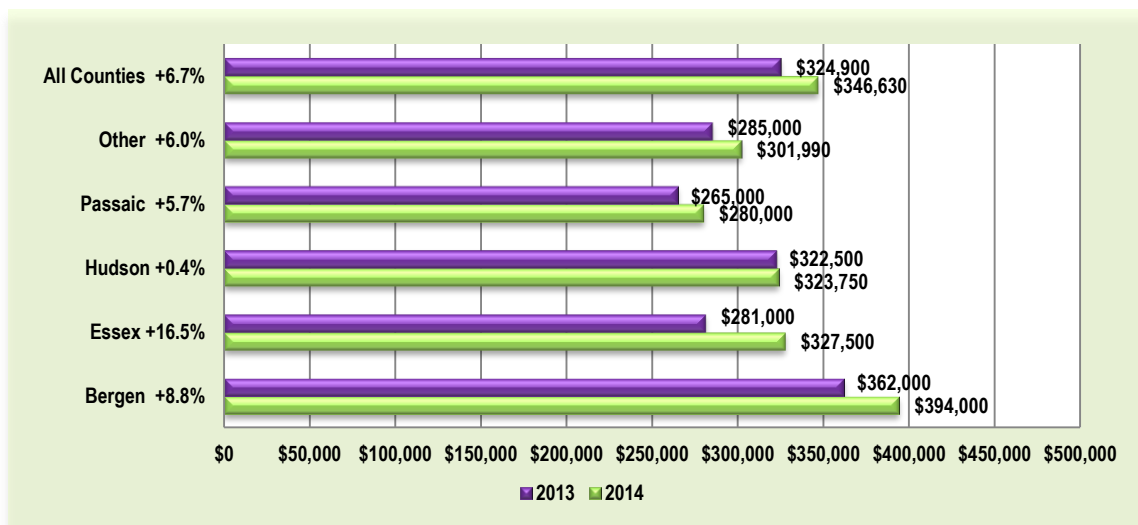
Median Sold Price by County – Month of MARCH



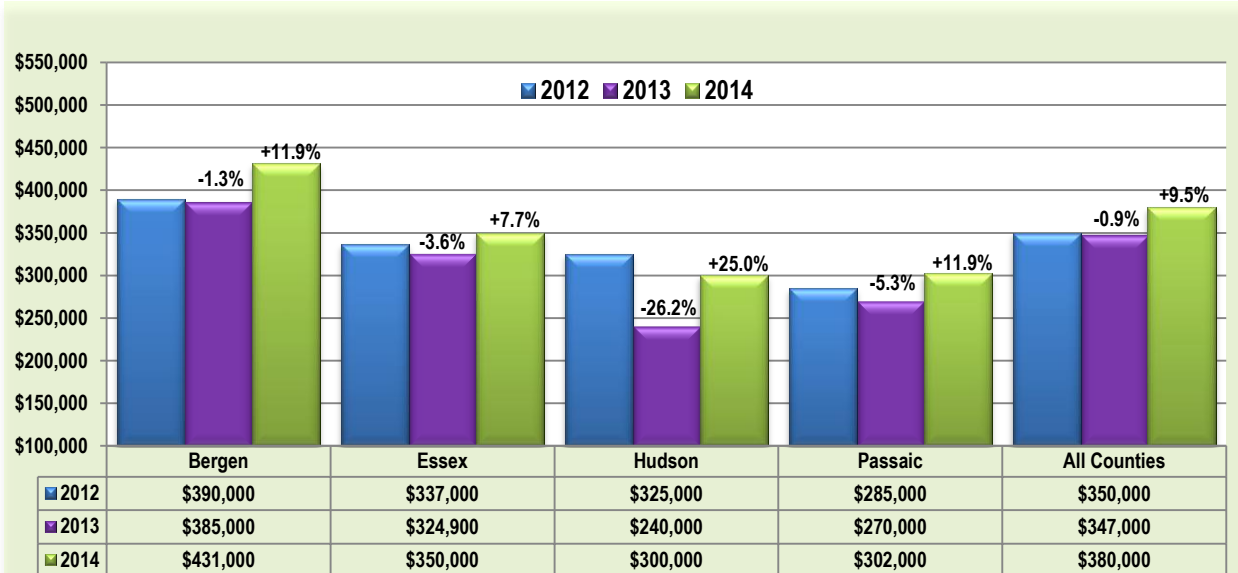
Past 12 Months



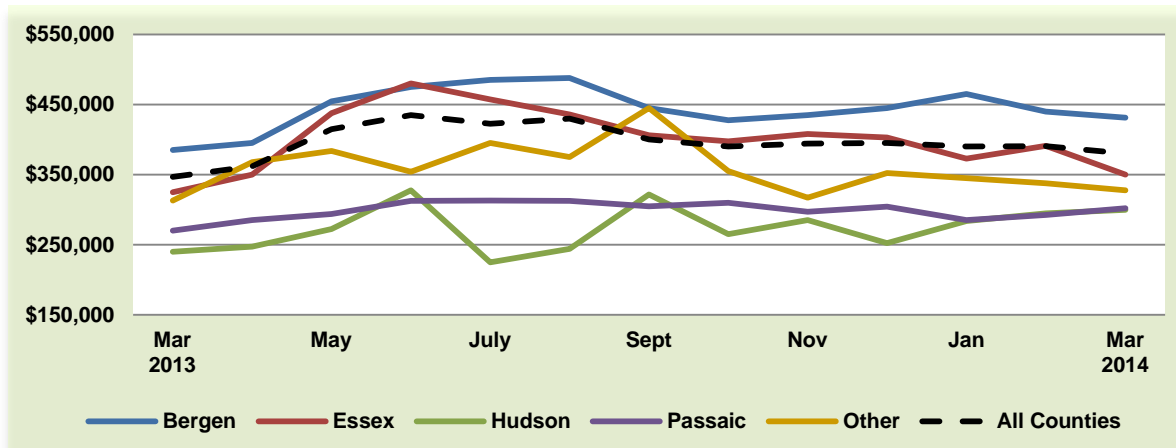
YTD 2013 vs. 2014 - As of MARCH 31st



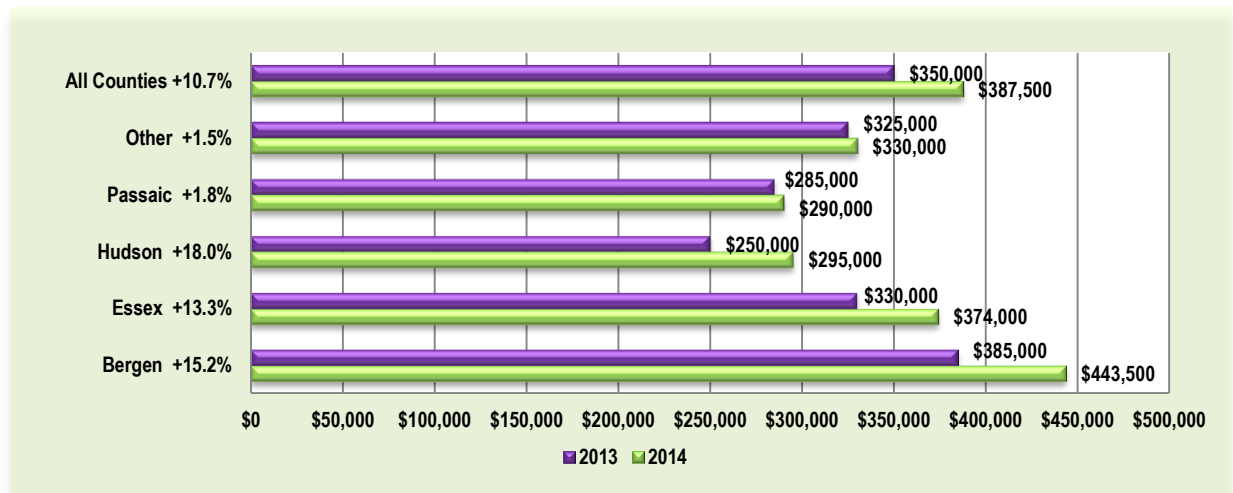
Median Sold Price – Single Family Month of MARCH



Past 12 Months



YTD 2013 vs. 2014 - As of MARCH 31st



Single Family Quarterly Town Comparison Bergen

	# of Solds			Median Sold Price		
	1Q14	1Q13	% Change	1Q14	1Q13	% Change
BERGEN COUNTY	942	972	-3.1%	\$444,250	\$385,000	15.4%
ALLENDALE	9	8	12.5%	\$725,000	\$580,000	25.0%
ALPINE	2	4	-50.0%	\$1,215,000	\$1,837,500	-33.9%
BERGENFIELD	26	35	-25.7%	\$321,250	\$280,000	14.7%
BOGOTA	4	10	-60.0%	\$314,500	\$252,500	24.6%
CARLSTADT	4	3	33.3%	\$255,000	\$320,000	-20.3%
CLIFFSIDE PARK	12	9	33.3%	\$327,500	\$370,000	-11.5%
CLOSTER	25	12	108.3%	\$675,000	\$411,000	64.2%
CRESSKILL	15	10	50.0%	\$610,000	\$400,000	52.5%
DEMAREST	12	8	50.0%	\$915,000	\$883,500	3.6%
DUMONT	21	28	-25.0%	\$310,000	\$290,000	6.9%
EAST RUTHERFORD	5	3	66.7%	\$356,000	\$340,000	4.7%
EDGEWATER	1	2	-50.0%	\$510,000	\$871,250	-41.5%
ELMWOOD PARK	15	21	-28.6%	\$320,000	\$270,000	18.5%
EMERSON	14	14	0.0%	\$420,500	\$424,978	-1.1%
ENGLEWOOD	35	24	45.8%	\$380,000	\$327,500	16.0%
ENGLEWOOD CLIFFS	17	10	70.0%	\$950,000	\$1,112,500	-14.6%
FAIR LAWN	47	37	27.0%	\$370,000	\$300,000	23.3%
FAIRVIEW	4	2	100.0%	\$315,000	\$312,000	1.0%
FORT LEE	16	14	14.3%	\$635,000	\$580,000	9.5%
FRANKLIN LAKES	21	18	16.7%	\$890,000	\$960,000	-7.3%
GARFIELD	11	11	0.0%	\$212,000	\$205,000	3.4%
GLEN ROCK	25	21	19.0%	\$628,000	\$515,000	21.9%
HACKENSACK	15	18	-16.7%	\$330,000	\$255,000	29.4%
HARRINGTON PARK	5	8	-37.5%	\$672,000	\$515,000	30.5%
HASBROUCK HGHTS	8	19	-57.9%	\$374,000	\$317,000	18.0%
HAWORTH	7	13	-46.2%	\$780,000	\$550,000	41.8%
HILLSDALE	13	9	44.4%	\$545,000	\$330,000	65.2%
HO-HO-KUS	6	5	20.0%	\$617,500	\$722,500	-14.5%
LEONIA	11	11	0.0%	\$480,000	\$353,000	36.0%
LITTLE FERRY	6	2	200.0%	\$199,596	\$212,500	-6.1%
LODI	15	16	-6.3%	\$250,000	\$261,000	-4.2%
LYNDHURST	18	14	28.6%	\$275,000	\$266,000	3.4%
MAHWAH	17	21	-19.0%	\$650,000	\$652,000	-0.3%
MAYWOOD	13	10	30.0%	\$348,000	\$290,000	20.0%
MIDLAND PARK	4	6	-33.3%	\$396,500	\$366,250	8.3%

Single Family Quarterly Town Comparison Bergen cont.

	# of Solds			Median Sold Price		
	1Q14	1Q13	% Change	1Q14	1Q13	% Change
BERGEN COUNTY	942	972	-3.1%	\$444,250	\$385,000	15.4%
MONTVALE	14	12	16.7%	\$779,000	\$482,450	61.5%
MOONACHIE	0	4	-100.0%	\$0	\$270,000	-100.0%
NEW MILFORD	18	18	0.0%	\$349,250	\$315,000	10.9%
NORTH ARLINGTON	8	8	0.0%	\$345,000	\$272,500	26.6%
NORTHVALE	9	14	-35.7%	\$400,000	\$360,000	11.1%
NORWOOD	9	11	-18.2%	\$475,000	\$460,000	3.3%
OAKLAND	17	24	-29.2%	\$389,000	\$375,000	3.7%
OLD TAPPAN	4	5	-20.0%	\$822,500	\$707,000	16.3%
ORADELL	11	21	-47.6%	\$500,000	\$456,500	9.5%
PALISADES PARK	3	4	-25.0%	\$485,000	\$370,000	31.1%
PARAMUS	28	29	-3.4%	\$521,500	\$450,000	15.9%
PARK RIDGE	5	10	-50.0%	\$557,250	\$472,500	17.9%
RAMSEY	15	18	-16.7%	\$515,000	\$602,500	-14.5%
RIDGEFIELD	7	9	-22.2%	\$300,000	\$286,500	4.7%
RIDGEFIELD PARK	6	9	-33.3%	\$254,500	\$230,000	10.7%
RIDGEWOOD	48	34	41.2%	\$687,000	\$679,000	1.2%
RIVER EDGE	19	16	18.8%	\$520,000	\$392,500	32.5%
RIVER VALE	14	16	-12.5%	\$683,500	\$565,000	21.0%
ROCHELLE PARK	12	9	33.3%	\$282,500	\$280,000	0.9%
ROCKLEIGH	1	1	0.0%	\$2,550,000	\$1,640,000	55.5%
RUTHERFORD	24	15	60.0%	\$360,000	\$390,000	-7.7%
SADDLE BROOK	9	15	-40.0%	\$290,000	\$375,000	-22.7%
SADDLE RIVER	9	8	12.5%	\$1,923,500	\$1,290,000	49.1%
SOUTH HACKENSACK	0	1	-100.0%	\$0	\$204,000	-100.0%
TEANECK	48	61	-21.3%	\$305,500	\$300,000	1.8%
TENAFLY	28	18	55.6%	\$800,000	\$1,075,000	-25.6%
TETERBORO	0	0	n/a	\$0	\$0	n/a
TWP OF WASHINGTON	12	17	-29.4%	\$445,000	\$380,500	17.0%
UPPER SADDLE RIVER	14	16	-12.5%	\$848,775	\$728,750	16.5%
WALDWICK	17	12	41.7%	\$410,000	\$348,000	17.8%
WALLINGTON	3	7	-57.1%	\$419,000	\$325,000	28.9%
WESTWOOD	11	17	-35.3%	\$450,000	\$360,000	25.0%
WOOD RIDGE	10	11	-9.1%	\$313,250	\$285,000	9.9%
WOODCLIFF LAKE	6	6	0.0%	\$672,000	\$712,500	-5.7%
WYCKOFF	24	40	-40.0%	\$646,250	\$677,000	-4.5%

Single Family Quarterly Town Comparison Essex

	# of Solds			Median Sold Price		
	1Q14	1Q13	% Change	1Q14	1Q13	% Change
ESSEX COUNTY	240	215	11.6%	\$374,000	\$330,000	13.3%
BELLEVILLE	19	14	35.7%	\$242,500	\$222,500	9.0%
BLOOMFIELD	34	31	9.7%	\$301,950	\$238,000	26.9%
CALDWELL	5	7	-28.6%	\$370,000	\$385,000	-3.9%
CEDAR GROVE	18	7	157.1%	\$398,500	\$330,000	20.8%
EAST ORANGE	6	3	100.0%	\$46,950	\$85,000	-44.8%
ESSEX FELLS	4	0	n/a	\$925,000	\$0	n/a
FAIRFIELD	2	4	-50.0%	\$345,000	\$307,000	12.4%
GLEN RIDGE	16	13	23.1%	\$639,500	\$495,000	29.2%
IRVINGTON	3	2	50.0%	\$41,000	\$47,000	-12.8%
LIVINGSTON	8	7	14.3%	\$488,500	\$975,000	-49.9%
MAPLEWOOD	1	6	-83.3%	\$165,000	\$417,500	-60.5%
MILLBURN	1	3	-66.7%	\$850,000	\$775,000	9.7%
MONTCLAIR	32	24	33.3%	\$622,500	\$607,500	2.5%
NEWARK	8	11	-27.3%	\$106,000	\$104,900	1.0%
NORTH CALDWELL	4	8	-50.0%	\$491,500	\$607,500	-19.1%
NUTLEY	24	27	-11.1%	\$370,500	\$295,000	25.6%
ORANGE	4	4	0.0%	\$149,000	\$31,650	370.8%
ROSELAND	1	2	-50.0%	\$499,000	\$385,500	29.4%
SOUTH ORANGE VILLAGE	5	4	25.0%	\$780,000	\$525,000	48.6%
VERONA	15	13	15.4%	\$470,000	\$450,000	4.4%
WEST CALDWELL	13	10	30.0%	\$425,000	\$402,500	5.6%
WEST ORANGE	17	15	13.3%	\$285,000	\$290,000	-1.7%

Single Family Quarterly Town Comparison Hudson

	# of Solds			Median Sold Price		
	1Q14	1Q13	% Change	1Q14	1Q13	% Change
HUDSON COUNTY	35	35	0.0%	\$295,000	\$250,000	18.0%
BAYONNE	2	1	100.0%	\$176,500	\$240,000	-26.5%
EAST NEWARK	0	0	n/a	\$0	\$0	n/a
GUTTENBERG	0	1	-100.0%	\$0	\$191,900	-100.0%
HARRISON	2	1	100.0%	\$156,750	\$170,000	-7.8%
HOBOKEN	2	0	n/a	\$1,192,500	\$0	n/a
JERSEY CITY	5	5	0.0%	\$313,100	\$195,000	60.6%
KEARNY	15	13	15.4%	\$250,000	\$250,000	0.0%
NORTH BERGEN	3	2	50.0%	\$316,000	\$292,500	8.0%
SECAUCUS	4	5	-20.0%	\$503,500	\$520,000	-3.2%
UNION CITY	0	1	-100.0%	\$0	\$264,000	-100.0%
WEEHAWKEN	1	2	-50.0%	\$405,000	\$762,500	-46.9%
WEST NEW YORK	1	4	-75.0%	\$703,000	\$181,250	287.9%

Single Family Quarterly Town Comparison Passaic

	# of Solds			Median Sold Price		
	1Q14	1Q13	% Change	1Q14	1Q13	% Change
PASSAIC COUNTY	261	309	-15.5%	\$290,000	\$285,000	1.8%
BLOOMINGDALE	10	10	0.0%	\$262,500	\$263,000	-0.2%
CLIFTON	52	76	-31.6%	\$282,000	\$265,000	6.4%
HALEDON	9	3	200.0%	\$189,000	\$248,000	-23.8%
HAWTHORNE	15	17	-11.8%	\$285,000	\$310,000	-8.1%
LITTLE FALLS	8	9	-11.1%	\$335,000	\$252,700	32.6%
NORTH HALEDON	7	14	-50.0%	\$415,000	\$350,000	18.6%
PASSAIC	7	9	-22.2%	\$210,000	\$170,000	23.5%
PATERSON	18	14	28.6%	\$150,000	\$143,000	4.9%
POMPTON LAKES	16	13	23.1%	\$244,500	\$260,000	-6.0%
PROSPECT PARK	1	2	-50.0%	\$195,000	\$193,000	1.0%
RINGWOOD	14	26	-46.2%	\$296,000	\$303,500	-2.5%
TOTOWA	15	11	36.4%	\$325,000	\$245,000	32.7%
WANAQUE	2	11	-81.8%	\$188,500	\$265,000	-28.9%
WAYNE	53	61	-13.1%	\$449,000	\$400,000	12.3%
WEST MILFORD	23	28	-17.9%	\$252,000	\$227,500	10.8%
WOODLAND PARK	11	5	120.0%	\$245,000	\$299,000	-18.1%

CCT Quarterly Town Comparison Bergen

	# of Solds			Median Sold Price		
	1Q14	1Q13	% Change	1Q14	1Q13	% Change
BERGEN COUNTY	387	391	-1.0%	\$295,000	\$299,000	-1.3%
ALLENDALE	6	4	50.0%	\$499,950	\$537,950	-7.1%
ALPINE	0	0	n/a	\$0	\$0	n/a
BERGENFIELD	2	2	0.0%	\$165,000	\$107,500	53.5%
BOGOTA	0	0	n/a	\$0	\$0	n/a
CARLSTADT	0	0	n/a	\$0	\$0	n/a
CLIFFSIDE PARK	33	51	-35.3%	\$300,000	\$338,000	-11.2%
CLOSTER	0	0	n/a	\$0	\$0	n/a
CRESSKILL	4	2	100.0%	\$442,000	\$321,889	37.3%
DEMAREST	0	0	n/a	\$0	\$0	n/a
DUMONT	2	2	0.0%	\$284,000	\$332,500	-14.6%
EAST RUTHERFORD	3	9	-66.7%	\$248,000	\$257,000	-3.5%
EDGEWATER	35	29	20.7%	\$465,000	\$395,000	17.7%
ELMWOOD PARK	4	8	-50.0%	\$257,950	\$260,000	-0.8%
EMERSON	1	1	0.0%	\$307,500	\$290,000	6.0%
ENGLEWOOD	15	11	36.4%	\$273,000	\$290,000	-5.9%
ENGLEWOOD CLIFFS	0	0	n/a	\$0	\$0	n/a
FAIR LAWN	5	4	25.0%	\$275,000	\$222,500	23.6%
FAIRVIEW	4	2	100.0%	\$242,450	\$281,500	-13.9%
FORT LEE	76	88	-13.6%	\$165,250	\$147,450	12.1%
FRANKLIN LAKES	0	1	-100.0%	\$0	\$575,000	-100.0%
GARFIELD	6	0	n/a	\$345,880	\$0	n/a
GLEN ROCK	3	3	0.0%	\$429,999	\$479,999	-10.4%
HACKENSACK	36	31	16.1%	\$163,500	\$150,000	9.0%
HARRINGTON PARK	1	0	n/a	\$499,000	\$0	n/a
HASBROUCK HGHTS	0	0	n/a	\$0	\$0	n/a
HAWORTH	0	0	n/a	\$0	\$0	n/a
HILLSDALE	1	0	n/a	\$220,000	\$0	n/a
HO-HO-KUS	0	0	n/a	\$0	\$0	n/a
LEONIA	3	0	n/a	\$255,000	\$0	n/a
LITTLE FERRY	3	1	200.0%	\$190,000	\$127,500	49.0%
LODI	4	4	0.0%	\$206,000	\$135,950	51.5%
LYNDHURST	3	1	200.0%	\$239,900	\$200,000	20.0%
MAHWAH	40	31	29.0%	\$316,500	\$348,000	-9.1%
MAYWOOD	0	0	n/a	\$0	\$0	n/a
MIDLAND PARK	0	0	n/a	\$0	\$0	n/a

CCT Quarterly Town Comparison Bergen cont.

	# of Solds			Median Sold Price		
	1Q14	1Q13	% Change	1Q14	1Q13	% Change
BERGEN COUNTY	387	391	-1.0%	\$295,000	\$299,000	-1.3%
MONTVALE	9	6	50.0%	\$535,000	\$412,500	29.7%
MOONACHIE	0	0	n/a	\$0	\$0	n/a
NEW MILFORD	2	1	100.0%	\$215,500	\$325,000	-33.7%
NORTH ARLINGTON	1	1	0.0%	\$320,000	\$99,500	221.6%
NORTHVALE	0	0	n/a	\$0	\$0	n/a
NORWOOD	3	2	50.0%	\$500,000	\$610,000	-18.0%
OAKLAND	0	4	-100.0%	\$0	\$360,000	-100.0%
OLD TAPPAN	2	0	n/a	\$595,000	\$0	n/a
ORADELL	1	1	0.0%	\$185,000	\$335,000	-44.8%
PALISADES PARK	22	20	10.0%	\$600,000	\$555,000	8.1%
PARAMUS	4	1	300.0%	\$206,500	\$152,000	35.9%
PARK RIDGE	4	6	-33.3%	\$315,925	\$352,500	-10.4%
RAMSEY	8	12	-33.3%	\$218,500	\$327,444	-33.3%
RIDGEFIELD	5	0	n/a	\$405,000	\$0	n/a
RIDGEFIELD PARK	2	0	n/a	\$102,500	\$0	n/a
RIDGEWOOD	1	1	0.0%	\$233,000	\$645,000	-63.9%
RIVER EDGE	1	2	-50.0%	\$375,000	\$420,000	-10.7%
RIVER VALE	7	4	75.0%	\$495,900	\$659,450	-24.8%
ROCHELLE PARK	0	0	n/a	\$0	\$0	n/a
ROCKLEIGH	0	0	n/a	\$0	\$0	n/a
RUTHERFORD	3	7	-57.1%	\$118,000	\$145,000	-18.6%
SADDLE BROOK	1	2	-50.0%	\$290,000	\$229,500	26.4%
SADDLE RIVER	1	2	-50.0%	\$750,000	\$1,630,944	-54.0%
SOUTH HACKENSACK	0	0	n/a	\$0	\$0	n/a
TEANECK	2	10	-80.0%	\$202,000	\$182,500	10.7%
TENAFLY	3	4	-25.0%	\$682,500	\$997,500	-31.6%
TETERBORO	0	0	n/a	\$0	\$0	n/a
TWP OF WASHINGTON	5	6	-16.7%	\$465,000	\$457,500	1.6%
UPPER SADDLE RIVER	0	2	-100.0%	\$0	\$580,000	-100.0%
WALDWICK	1	1	0.0%	\$425,000	\$290,000	46.6%
WALLINGTON	1	0	n/a	\$242,500	\$0	n/a
WESTWOOD	3	3	0.0%	\$190,000	\$179,000	6.1%
WOOD RIDGE	2	1	100.0%	\$183,000	\$230,000	-20.4%
WOODCLIFF LAKE	1	5	-80.0%	\$659,999	\$771,016	-14.4%
WYCKOFF	2	2	0.0%	\$542,500	\$652,500	-16.9%

CCT Quarterly Town Comparison Essex

	# of Solds			Median Sold Price		
	1Q14	1Q13	% Change	1Q14	1Q13	% Change
ESSEX COUNTY	70	64	9.4%	\$284,450	\$232,420	22.4%
BELLEVILLE	7	6	16.7%	\$150,000	\$175,500	-14.5%
BLOOMFIELD	2	5	-60.0%	\$107,500	\$140,000	-23.2%
CALDWELL	3	2	50.0%	\$350,500	\$321,750	8.9%
CEDAR GROVE	0	2	-100.0%	\$0	\$432,500	-100.0%
EAST ORANGE	3	1	200.0%	\$42,000	\$40,000	5.0%
ESSEX FELLS	1	0	n/a	\$397,000	\$0	n/a
FAIRFIELD	0	1	-100.0%	\$0	\$650,000	-100.0%
GLEN RIDGE	2	3	-33.3%	\$651,250	\$175,000	272.1%
IRVINGTON	1	1	0.0%	\$135,000	\$30,000	350.0%
LIVINGSTON	0	1	-100.0%	\$0	\$500,000	-100.0%
MAPLEWOOD	1	1	0.0%	\$345,000	\$118,000	192.4%
MILLBURN	2	0	n/a	\$279,500	\$0	n/a
MONTCLAIR	16	11	45.5%	\$265,450	\$234,840	13.0%
NEWARK	3	1	200.0%	\$125,000	\$82,000	52.4%
NORTH CALDWELL	5	2	150.0%	\$745,883	\$536,450	39.0%
NUTLEY	10	9	11.1%	\$360,000	\$340,000	5.9%
ORANGE	0	0	n/a	\$0	\$0	n/a
ROSELAND	2	0	n/a	\$432,500	\$0	n/a
SOUTH ORANGE VILLAGE	1	2	-50.0%	\$140,000	\$296,000	-52.7%
VERONA	7	11	-36.4%	\$171,500	\$157,000	9.2%
WEST CALDWELL	0	0	n/a	\$0	\$0	n/a
WEST ORANGE	4	5	-20.0%	\$350,750	\$330,000	6.3%

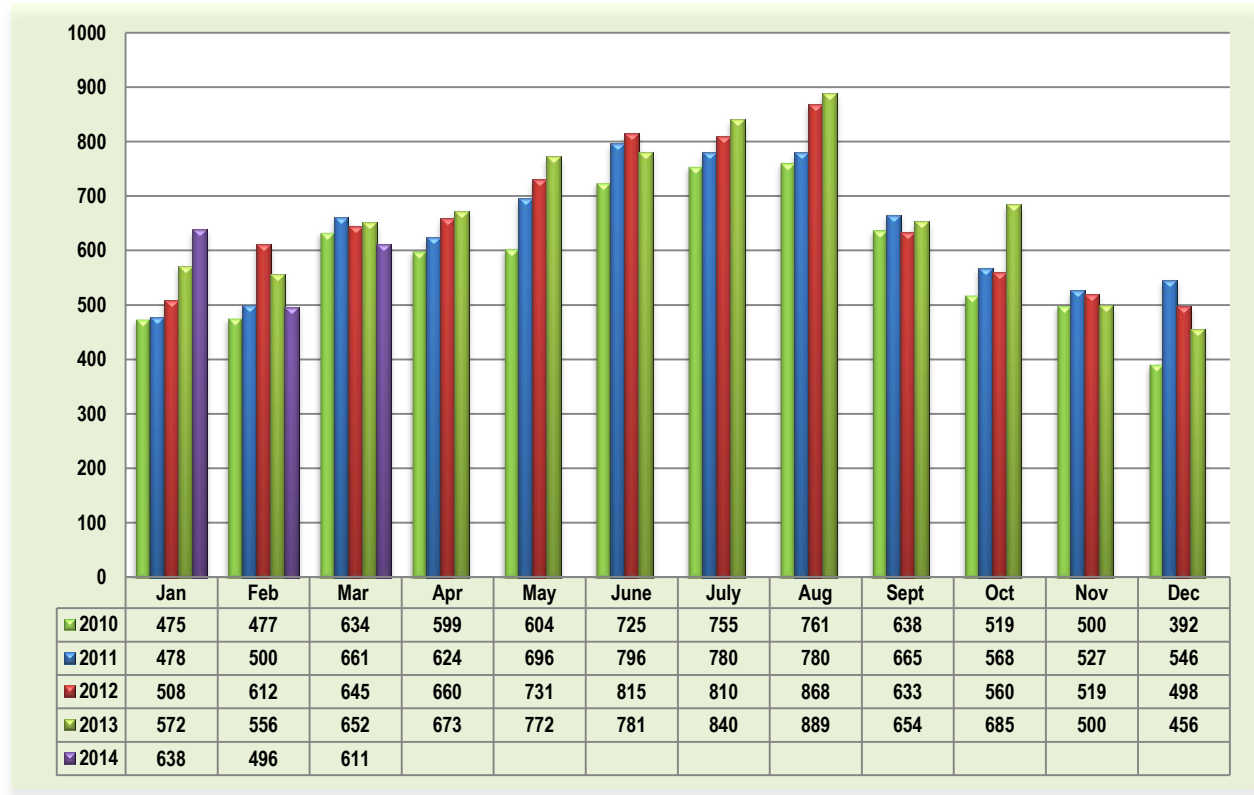
CCT Quarterly Town Comparison Hudson

	# of Solds			Median Sold Price		
	1Q14	1Q13	% Change	1Q14	1Q13	% Change
HUDSON COUNTY	102	113	-9.7%	\$378,250	\$375,000	0.9%
BAYONNE	1	0	n/a	\$290,000	\$0	n/a
EAST NEWARK	0	0	n/a	\$0	\$0	n/a
GUTTENBERG	6	6	0.0%	\$320,000	\$175,000	82.9%
HARRISON	2	2	0.0%	\$310,000	\$184,200	68.3%
HOBOKEN	22	19	15.8%	\$604,389	\$437,500	38.1%
JERSEY CITY	17	29	-41.4%	\$495,000	\$438,000	13.0%
KEARNY	2	1	100.0%	\$192,000	\$212,000	-9.4%
NORTH BERGEN	17	18	-5.6%	\$190,000	\$219,000	-13.2%
SECAUCUS	5	9	-44.4%	\$400,000	\$290,000	37.9%
UNION CITY	6	4	50.0%	\$250,954	\$312,500	-19.7%
WEEHAWKEN	7	6	16.7%	\$605,000	\$902,500	-33.0%
WEST NEW YORK	17	19	-10.5%	\$322,500	\$450,000	-28.3%

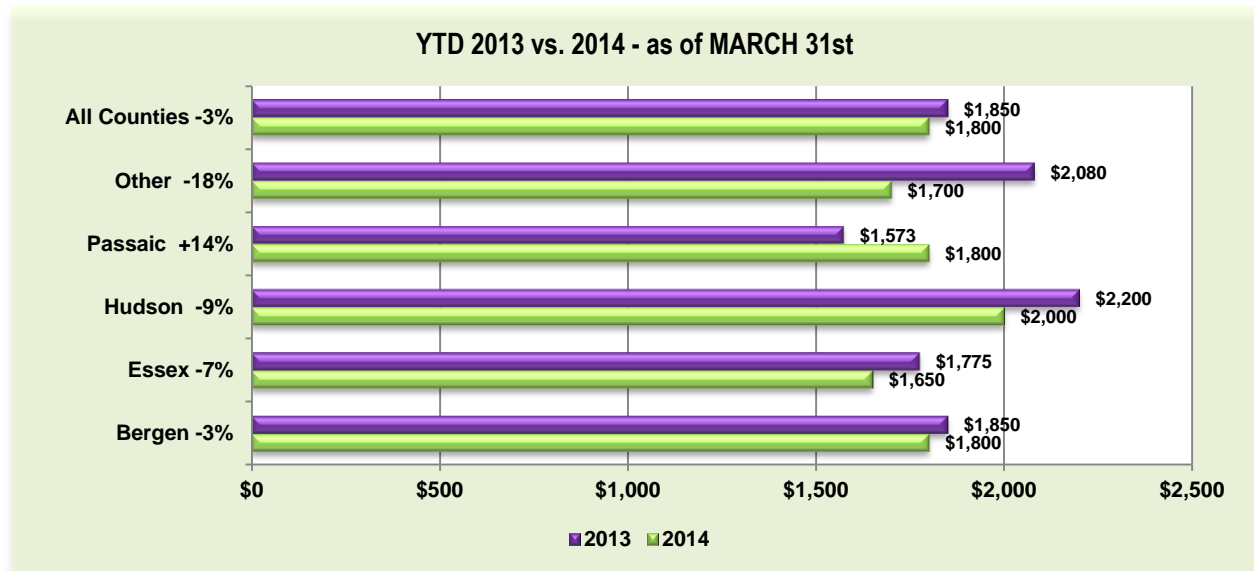
CCT Quarterly Town Comparison Passaic

	# of Solds			Median Sold Price		
	1Q14	1Q13	% Change	1Q14	1Q13	% Change
PASSAIC COUNTY	100	108	-7.4%	\$287,750	\$264,500	8.8%
BLOOMINGDALE	2	0	n/a	\$415,000	\$0	n/a
CLIFTON	22	23	-4.3%	\$227,500	\$272,000	-16.4%
HALEDON	0	1	-100.0%	\$0	\$266,000	-100.0%
HAWTHORNE	2	2	0.0%	\$347,000	\$190,900	81.8%
LITTLE FALLS	2	4	-50.0%	\$251,500	\$185,500	35.6%
NORTH HALEDON	3	5	-40.0%	\$415,000	\$400,000	3.8%
PASSAIC	6	6	0.0%	\$91,000	\$103,500	-12.1%
PATERSON	0	4	-100.0%	\$0	\$210,000	-100.0%
POMPTON LAKES	6	7	-14.3%	\$233,000	\$172,000	35.5%
PROSPECT PARK	0	0	n/a	\$0	\$0	n/a
RINGWOOD	0	0	n/a	\$0	\$0	n/a
TOTOWA	1	1	0.0%	\$268,500	\$480,000	-44.1%
WANAUKE	13	11	18.2%	\$310,000	\$262,500	18.1%
WAYNE	21	31	-32.3%	\$380,000	\$305,000	24.6%
WEST MILFORD	11	6	83.3%	\$134,310	\$134,250	0.0%
WOODLAND PARK	11	7	57.1%	\$467,297	\$500,000	-6.5%

Total Residential Rental - Units Leased 2010-2014



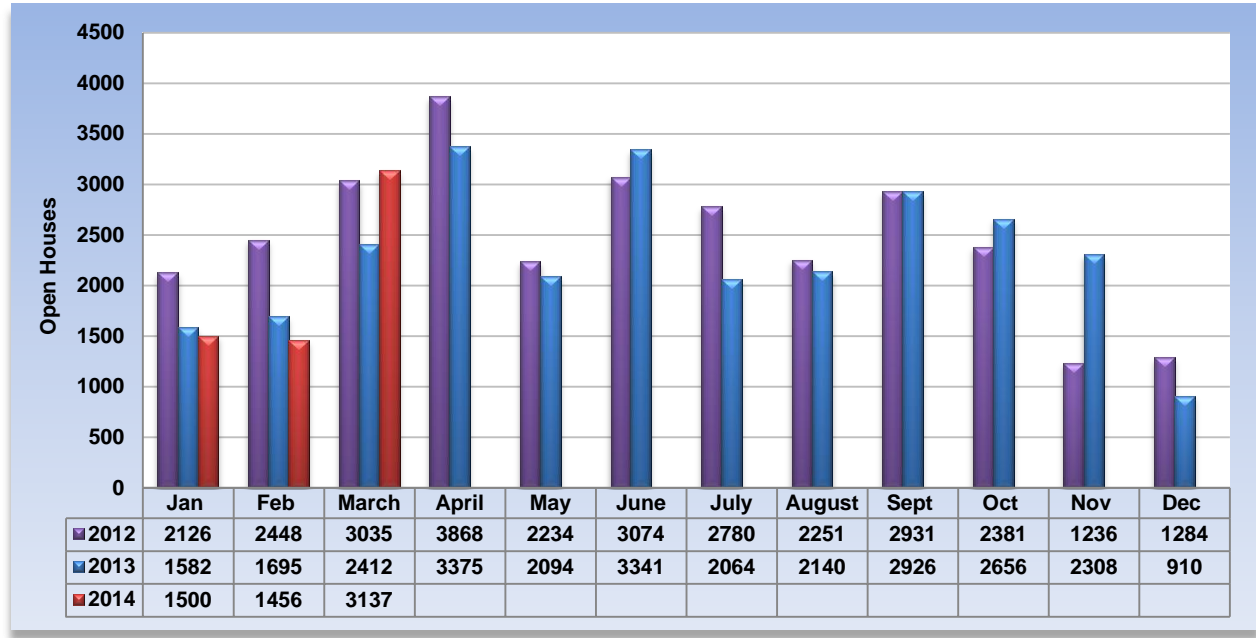
YTD Residential Rental Median Leased Price by County - As of MARCH 31st



2013 YTD Median Leased Price all Counties - \$1,850 2014 YTD Median Leased Price all Counties - \$1,800

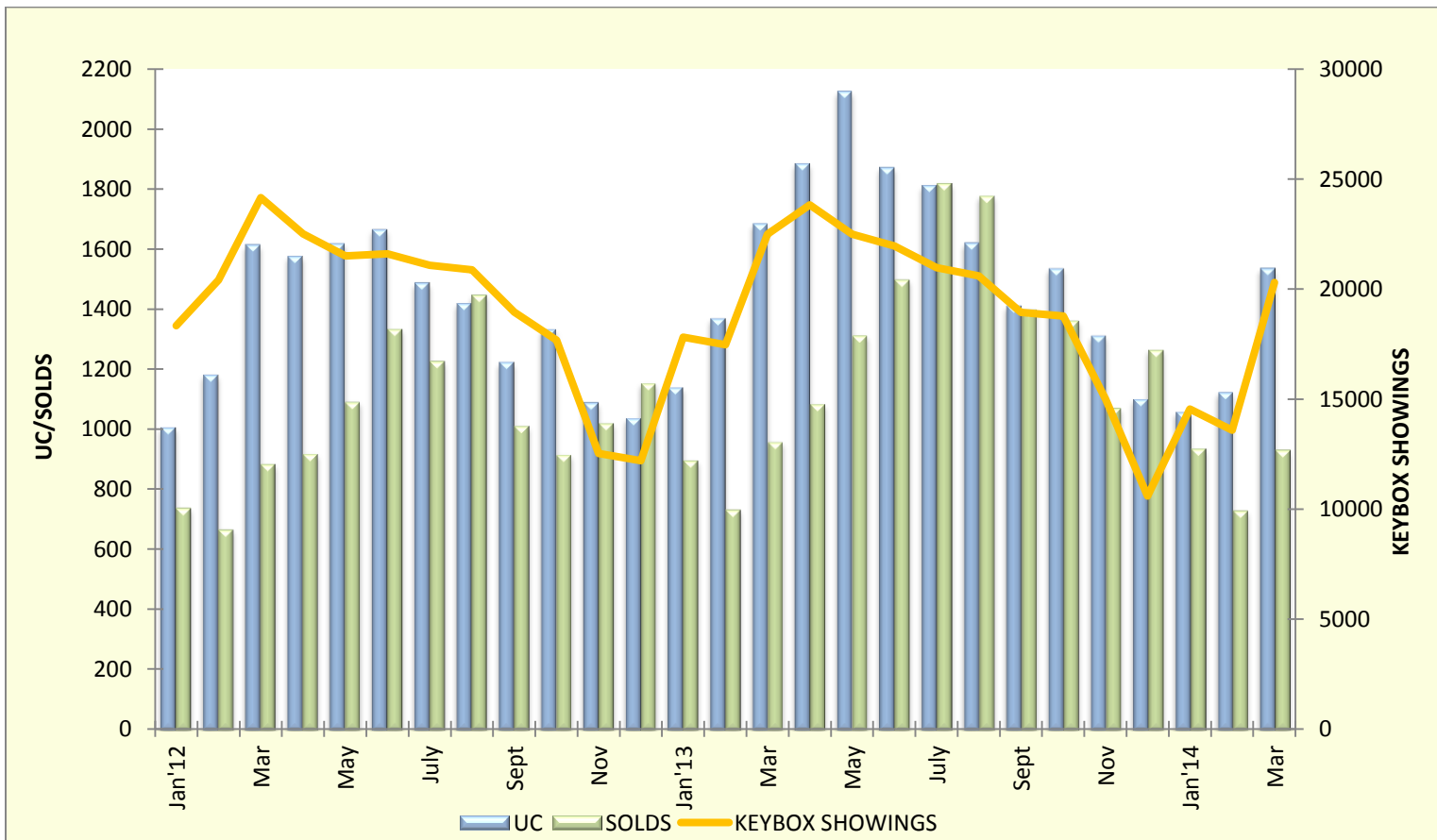
Other Market Indicators

Monthly Open House Count



Keybox Showings

MARCH – 20,296



NJMLS.com Hits

